



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (AUGUST 25, 2026) (WEEK 35 OF 2026)

Live streaming at:
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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 25, 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

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

- | | | |
|--------------------------------|--|--------|
| | 1. Approval of agenda | Action |
| | 2. Board of Supervisors – Mark Nelson | |
| 4:30 p.m.
(Set time) | a. Public hearing for the Community Development Block Grant, Disaster Recovery Application | Action |
| | b. Approve the Community Development and Housing Needs Assessment draft | Action |
| | c. Approval of resolution authorizing the Community Development Block Grant application | Action |

Consent Agenda

Items 3 through 5 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

3. Approval of the minutes of August 18, 2026, meeting

4. Approval of claims
5. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Presentation of Award Certificate for Kyle Gates

End of Consent Agenda

6. County Auditor – Michelle Skaff
Canvass the 2026 City of Salix Special Election Action
7. County Treasurer – Tina Bertrand
Request for Refunds KSL Properties 2801 Gordon Dr-Sioux City, Iowa Action
(Parcel 8947 34 227 010) \$618.92 Marc Sherman 3230 Jones St-Sioux City, Iowa
(Parcel 8947 16 401 009) \$184.45
8. Board of Supervisors – Daniel Bittinger/Siouxland District Health – Kevin Grieme
Discussion of Siouxland District Health Department 28E Agreement Renewal Information
9. Reports on Committee Meetings Information
10. Citizen Concerns Information
11. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., AUG 24	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
FRI., AUG 28	9:00 a.m.	Hungry Canyons Alliance – Denison, Iowa
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.
WED., SEP 9	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Dr.
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
THU., SEP 10	12:00 p.m.	SIMPCO Board of Directors meeting 6401 Gordon Drive
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., SEP 16	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., SEP 17	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., SEP 18	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
THU., SEP 24	10:00 a.m.	Siouxland Regional Transit System Board of Directors Meeting, 6401 Gordon Dr.
	10:00 a.m.	WICIRHTF Board of Directors Meeting, 6401 Gordon Dr.
MON., SEP 28	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom

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.

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 8/19/2026 Weekly Agenda Date: 8/25/2026

Elected Official / Department Head / Citizen: Dan Heissel

Wording for Agenda Item: **a. Public hearing for the Community Development Block Grant, Disaster Recovery Applica**
b. Approve the draft Community Development and Housing Needs Assessment
c. Approval of resolution authorizing the Community Development Block Grant application

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 Conservation Board is seeking approval from the Board of Supervisors to apply for a Community Development Block Grant (CDBG) Disaster Recovery grant through Iowa EDA. The project will stabilize banks of the Little Sioux River within Little Sioux Park that were impacted by 2024 flooding. The application will request 100% of the funds needed to complete the project. The estimated project cost is \$496,580.

Recommendation:

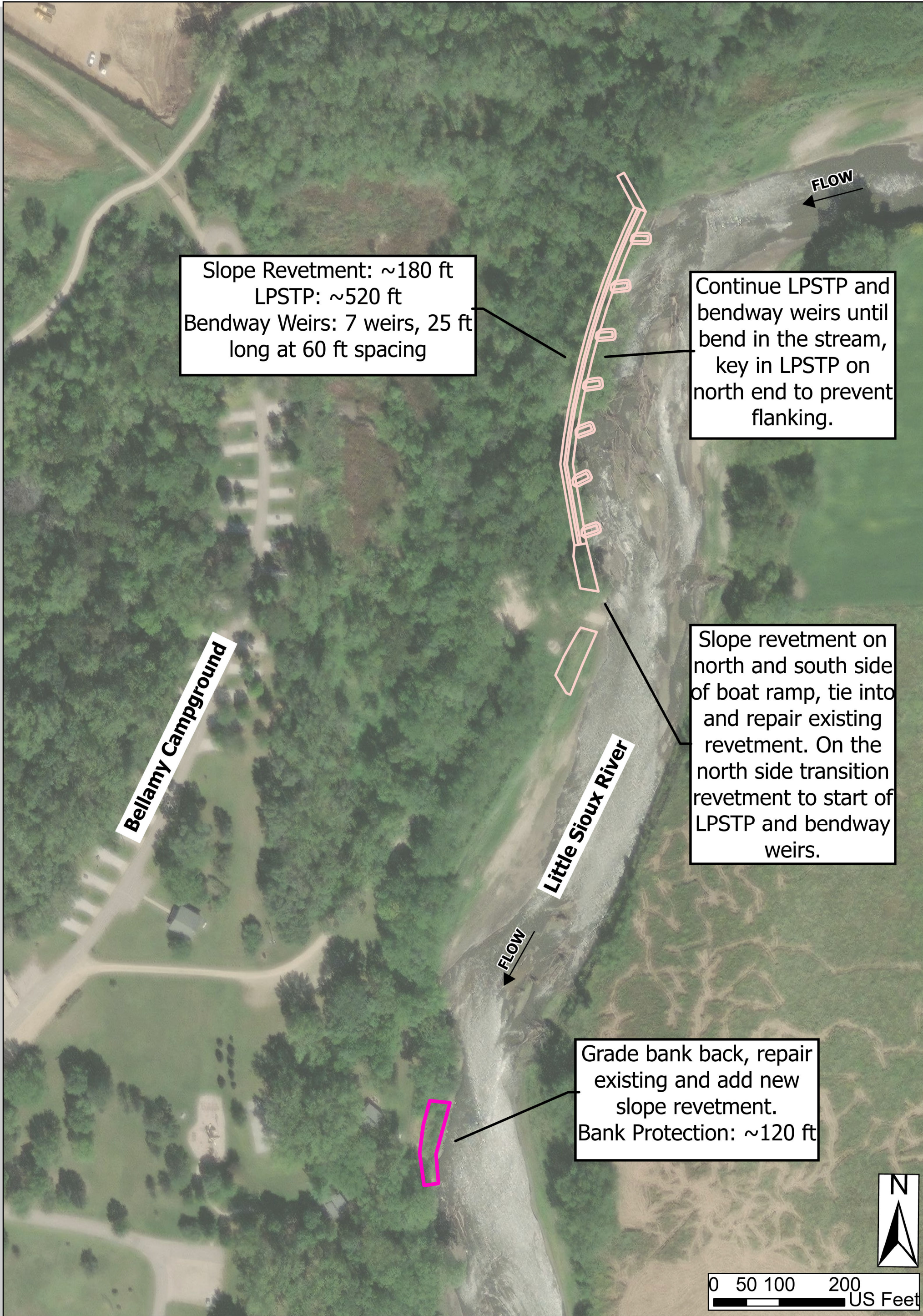
- Approval of the draft Community Development and Housing Needs Assessment.
- Approval of a resolution authorizing submission of the Community Development Block Grant application by the Woodbury County Conservation Board.

Approved by Board of Supervisors on March 17, 2026

PUBLIC HEARING REQUIREMENTS AND RESPONSES

1. Conduct at least one public hearing on the proposed activities. **Upload a copy of the public notice and minutes with the application. The minutes of the hearing must reflect that the hearing included a review of the following:**

- How the need for the activities was identified.
 - The 2024 flood event caused significant erosion and destabilization of the Little Sioux River riverbank within Little Sioux Park. The erosion has resulted in loss and displacement of bank material, degradation of riparian habitat, and impacts to public access and nearby park infrastructure. The affected reach requires a coordinated stabilization system rather than isolated repairs. The preliminary concept includes a combination of longitudinal peaked stone toe protection (LPSTP), slope revetment, bendway weirs, live pole plantings, and bank shaping. These measures are intended to address both the hydraulic forces acting on the bank and the resulting slope instability. LPSTP protects the toe of the bank from scour, while bendway weirs help redirect higher-velocity flow away from the eroding bank. Vegetative stabilization and bank shaping then allow the upper bank to revegetate and become more stable over time. Sediment deposition will occur behind the LPSTP and between the bendway weirs, which will eventually vegetate, creating an even more resilient system over time.
- How the proposed activities will be funded and the sources of funds.
 - The proposed activities will be funded entirely through CDBG-DR funding.
- The date the application will be submitted.
 - The application will be submitted on or before September 16, 2026.
- The requested amount of federal funds.
 - The requested amount of federal funds will be \$496,200 for the proposed project.
- The estimated portion of federal funds that will benefit low-and moderate-income persons.
 - It is estimated that 43.1 percent of Woodbury County residents are low and moderate income persons and the project will benefit these residents.
- Where the proposed activities will be conducted.
 - The proposed activities will be conducted along the banks of the Little Sioux Park, outside Correctionville, IA. The site improvements will take place north of the boat ramp access at the Little Sioux Park.
- Plans to minimize displacement and the unit of general local government's antidisplacement and relocation plans required under § 570.488.
 - Though no residential displacement is anticipated during or after the activities of the proposed project, Woodbury County's Residential Anti-displacement and Relocation Assistant Plan is in place to guide efforts if needed.
- Plans to assist persons actually displaced.
 - Displacement of individuals is not anticipated in connection with this project.
- The nature of the proposed activities.
 - The improvements will stabilize the banks of the Little Sioux River, reduce stormwater erosion, and enhance protection against natural disasters.



Created By: J. Edwards
Date: 3/31/2026
Revised: 4/22/2026
Software: ArcGIS 3.3.2
File: LPSTP & Bendway Weir Concept

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

Little Sioux River Bank Stabilization Concept

Woodbury County, IA



ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST**Little Sioux Park Bank Stabilization on Little Sioux River****Woodbury County, Iowa****JEO Project No. 252291.00***Date Prepared:**August 19, 2026***ESTIMATE OF QUANTITIES**

Item #	Description	Unit	Quantity	Unit Price	Total
Little Sioux Park Bank Stabilization					
1.	Mobilization, Bonding, Insurance	LS	1	\$25,000.00	\$25,000
2.	Clearing and Grubbing	LS	1	\$20,000.00	\$20,000
3.	Seeding	LS	1	\$5,000.00	\$5,000
4.	Rolled Erosion Control Product	SY	3,100	\$3.00	\$9,300
5.	Excavation, Established Quantity	CY	1,450	\$5.00	\$7,250
6.	Earthfill, Establish Quantity	CY	1,450	\$5.00	\$7,250
7.	Rock Riprap, Custom Quartzite Mix	TON	3,440	\$77.00	\$264,880
8.	Granular Bedding, 9"	TON	213	\$50.00	\$10,650
11.	Live Pole Plantings	EA	833	\$12.00	\$9,996
Construction Subtotal Base Bid					\$359,330
Contingency 20%					\$71,870
Total Opinion of Construction Cost					\$431,200
Engineering, Permitting, Construction Oversight					\$65,000
Total Opinion of Project Cost					\$496,200

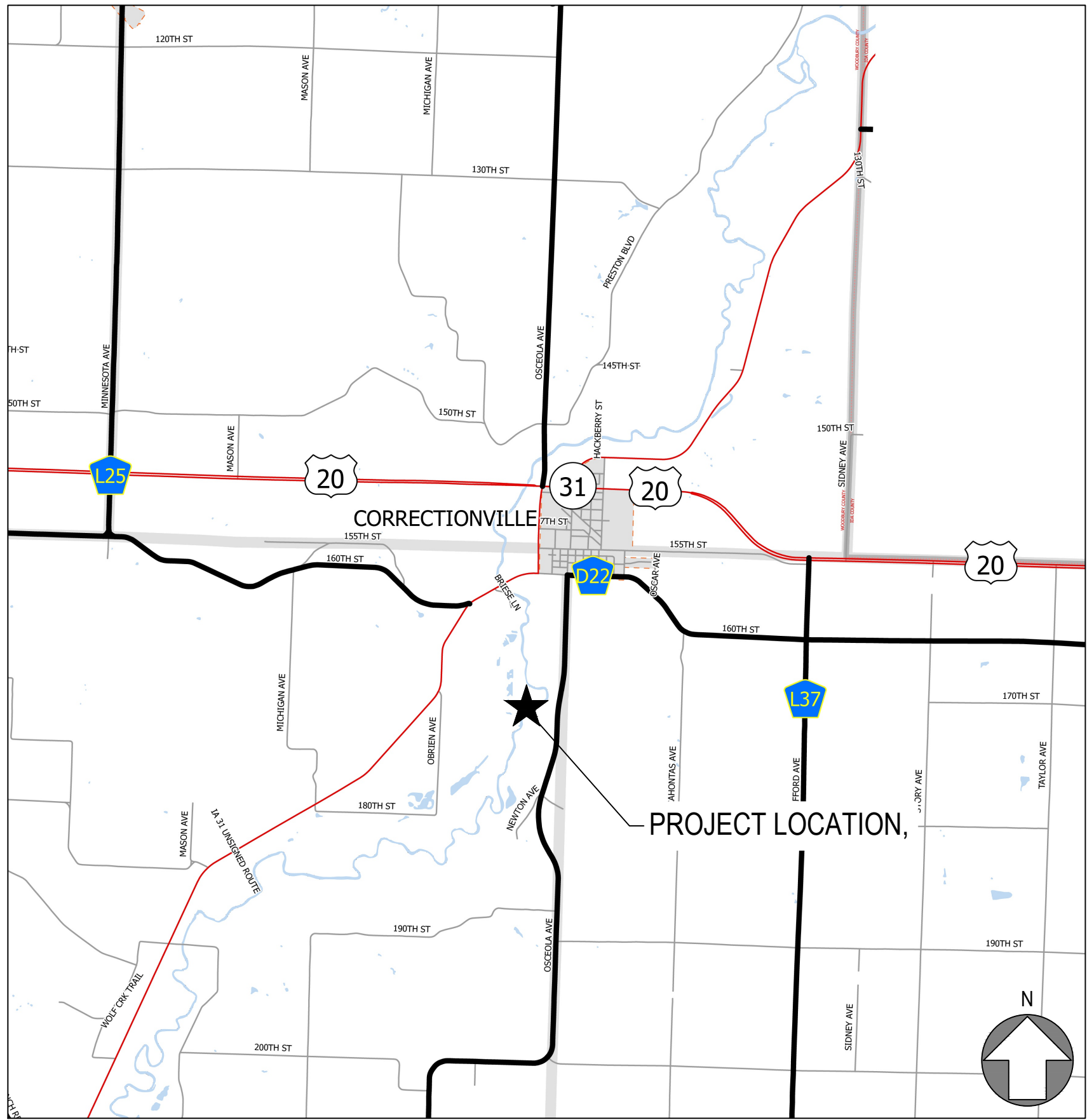
JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

LITTLE SIOUX PARK BANK STABILIZATION ON LITTLE SIOUX RIVER

1746 O'BRIEN AVE,
CORRECTIONVILLE, IA 51016

JEO PROJECT NO.: 252291.00
[GRANT INFO]
SEC 12 / T88N / R43W

LOCATION MAP



SCALE: 1" = 5,280'

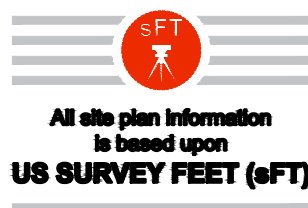


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(DATE: OC DATE TICKET NO.: TICKET NO.),
(DATE: OC DATE TICKET NO.: TICKET NO.),

UTILITIES SHOWN ARE FROM FIELD MARKINGS PROVIDED IN THE FIELD BY THE UTILITY PROVIDERS.

THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.



CONTACTS

OWNER:



ADDRESS:
WOODBURY COUNTY CONSERVATION
BOARD
4500 SIOUX RIVER RD
SIOUX CITY, IA 51109

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DHEISSEL@WOODBURY PARKS.ORG
P: 712.258.0838

COORDINATING PROFESSIONAL:



JEO CONSULTING GROUP

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JEO CONSULTING GROUP, INC.
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CONTACT INFO:
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CIVIL ENGINEER:



JEO CONSULTING GROUP

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[NAME]
[ADDRESS]
[CITY, ST 00000]

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[CONTACT NAME]
[name@domain.com]
P: [000.000.0000] | F: [000.000.0000]

INDEX OF SHEETS

SHEET NO.

A.1
A.2
CG.1
D.1
D.2
D.3
D.4
U.1
U.2

SHEET NAME

COVER SHEET & LOCATION MAP
SYMBOLS SHEET
PROPERTY LINES
CONCEPTUAL SITE PLAN
CONCEPTUAL GRADING PLAN - LPSTP
CONCEPTUAL GRADING PLAN - BANK SLOPE ARMORING
CONCEPTUAL GRADING PLAN - STONE TOE PROTECTION
TYPICAL CROSS SECTION DETAILS
TYPICAL CROSS SECTION DETAILS



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ISSUE

MARK	DATE	DESCRIPTION
PD	00/00/0000	30% SUBMITTAL
DD	00/00/0000	60% SUBMITTAL
DD	00/00/0000	90% SUBMITTAL

LITTLE SIOUX PARK BANK STABILIZATION ON LITTLE SIOUX RIVER

WOODBURY COUNTY CONSERVATION
BOARD
4500 SIOUX RIVER RD
SIOUX CITY, IA 51109

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DRAWN BY: JTE
QAQC: JGP

SCALES SHOWN FOR 22"x34" SHEET
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COVER SHEET & LOCATION MAP

LINESTYLES	
ITEM	SYMBOL
BREAK LINE	
CABLE TELEVISION	
CABLE TELEVISION (NS)	
CENTERLINE OF ROAD	
CONTOUR MINOR (EX)	
CONTOUR MAJOR (EX)	
CONTOUR MINOR (EX,SCREENED)	
CONTOUR MAJOR (EX,SCREENED)	
CONTOUR MINOR (PR)	
CONTOUR MAJOR (PR)	
LIMITS OF CONSTRUCTION	
ELECTRIC (OVHD)	
ELECTRIC (OVHD, NS)	
ELECTRIC (UGND)	
ELECTRIC (UGND, NS)	
FENCE (WOODEN)	
FENCE (WIRE OR UNKNOWN)	
FENCE (CHAINLINK)	
FENCE (SECURITY)	
FIBER OPTIC LINE	
FIBER OPTIC LINE (NS)	
FLOWLINE OR BREAKLINE	
GAS LINE	
GAS LINE (NS)	
GUARDRAIL	
PROPERTY BOUNDARY	
PROPERTY LOT LINES (PR)	
PROPERTY LINES (EX)	
PROPERTY LINES (NS)	
EXPANSION/KEYED JOINT	
LONGITUDINAL JOINT	
TRANSVERSE JOINT	
PAVEMENT JOINT (EX)	
PAVEMENT MARKING	
PAVEMENT REBAR	
RIGHT-OF-WAY LINE	
RAILROAD RIGHT-OF-WAY	
RAILROAD TRACKS	
RETAINING WALL	
SANITARY SEWER (EX)	
SANITARY SEWER (NS)	
SANITARY SEWER (PR)	
SAN SEWER FORCE MAIN (EX)	
SAN SEWER FORCE MAIN (PR)	
STORM SEWER OR CULVERT (EX)	
STORM SEWER OR CULVERT (NS)	
STORM SEWER OR CULVERT (PR)	
TELEPHONE LINE (UGND)	
TELEPHONE LINE (UGND,NS)	
TELEPHONE LINE (OVHD)	
TELEPHONE LINE (OVHD,NS)	
CROPLINE OR WETLAND	
TERRACE	
TREE MASS LINE (EX)	
TRAVELED WAY	
WATER (EX)	
WATER (NS)	
WATER (PR)	
FIRE SERVICE	
ABANDON	
REMOVAL	

COMMON HATCHING	
ITEM	HATCH
ASPHALT PAVEMENT (EX)	
CONCRETE PAVEMENT (EX)	
GRAVEL (EX)	
BRICK PAVEMENT (EX)	
ASPHALT PAVEMENT (PR)	
CONCRETE PAVEMENT (PR)	
CONCRETE SIDEWALK (PR)	
GRAVEL (PR)	
BRICK PAVEMENT (PR)	
RIP RAP	
SEEDING	
MATTING	
UNDISTURBED EARTH	
EARTH	
GRANULAR FILL	
SAND MORTAR, PLASTER	
CONCRETE	
BRICK	
CONCRETE BLOCK	
METAL	
BATT INSULATION	
RIGID INSULATION	
WOOD FRAMING	
WOOD FRAMING INTERRUPTED MEMBER	

UTILITIES	
ITEM	SYMBOL
STORM SEWER	
CURB INLET	
GRATE INLET	
CATCH BASIN	
STORM SEWER MANHOLE	
SANITARY	
CLEANOUT	
SEPTIC TANK	
SANITARY MANHOLE	
POWER, ELECTRICAL, LIGHT, AND TRAFFIC	
AIR CONDITIONING UNIT	
ANTENNA	
ANCHOR POLE/POST	
GUY POLE	
GUY WIRE ANCHOR	
ELECTRICAL HIGHLINE TOWER (METAL OR CONCRETE)	
POWER POLE (EXISTING)	
POWER POLE (PROPOSED)	
POWER (ELEC) PEDESTAL	
POWER (ELEC) PULL BOX OR MANHOLE	
POWER (ELEC) METER	
LIGHT POLE	
TRAFFIC SIGNAL	
TRAFFIC SIGNAL BOX	
TELEVISION PEDESTAL	
TELEVISION MANHOLE	
WATER	
WATER MANHOLE	
WATER VALVE	
WATER SHUT OFF OR CURB STOP	
WELL	
WATER METER	
WATER METER PIT	
YARD HYDRANT	
WATER ELEVATION	
WATER TOWER	
FIRE HYDRANT (EXISTING)	
FIRE HYDRANT (PROPOSED)	
FIRE HYDRANT IN PROFILE	
WATER FITTINGS	
11- 1/4"	
22- 1/2"	
45°	
90°	
CROSS	
PLUG	
REDUCER	
TEE	
GAS	
GAS METER	
GAS MANHOLE	
GAS FILL PIPE	
GAS PUMP	
GAS VALVE	
GAS VENT	
TELEPHONE	
FIBER OPTICS PULL BOX	
TELEPHONE POLE	
TELEPHONE PULL BOX OR MANHOLE	
TELEPHONE PEDESTAL	
MISCELLANEOUS	
MANHOLE (NON-SPECIFIC)	
UNDERGROUND STORAGE TANK	
VALVE (NON-SPECIFIC)	

SITE & SIGNAGE	
ITEM	SYMBOL
SIGN	
BARRICADE	
CENTERLINE	
CENTER PIVOT	
COUNTY ROAD	
INTERSTATE HIGHWAY	
STATE HIGHWAY	
U.S. HIGHWAY	
GRAVE	
GUARD POST	
HANDICAP SYMBOL	
MAILBOX	
MILE MARKER POST	
PROPANE TANK	
RIGHT OF WAY MARKER	
RAILROAD CROSSING SIGNAL	
RAILROAD SWITCH	
SATELLITE TV DISH	
BUSH	
CONIFEROUS TREE	
DECIDUOUS TREE	
MARSH/WETLAND	
TREE STUMP	

CONTROL & ELEVATION	
SYMBOL	ITEM
	BENCHMARK
	CONTROL POINT (NON-PROPERTY)
	GRID TICK
	MONUMENT FOUND (PROPERTY)
	MONUMENT SET
	TEMPORARY POINT
	TEST BORING
	POINT ELEVATION (EXISTING)
	POINT ELEVATION (PROPOSED)

EROSION & SEDIMENT CONTROL	
ITEM	SYMBOL
SILT FENCE	
INLET PROTECTION	
STRAW WATTLE CHECK	
STRAW BALE CHECK	
FLOW ARROW (PLAN)	

GENERAL	
ITEM	SYMBOL
PLAN REVISION	
NORTH ARROW	
GRAPHIC SCALE PLAN	
GRAPHIC SCALE PROFILE/ CROSS SECTION	
KEYNOTE OR TABULAR NOTE	
REFERENCED NOTE	
ELEVATION	
SECTION	
ENLARGED DETAIL	

ABBREVIATIONS	
SYMBOL	DESCRIPTION
BM	BENCHMARK
BW	BOTTOM OF WALL
CC	CENTER TO CENTER
CP	CONTROL POINT
DIA OR Ø	DIAMETER
EL OR ELEV	ELEVATION
EW	EACH WAY
EX	EXISTING
FL	FLOWLINE OR FLANGED END PIPE
FM	FORCEMAIN
FT	FOOT OR FEET
GR	GROUND
ID	INSIDE DIAMETER
LOC	LIMITS OF CONSTRUCTION
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
NS	NOT SURVEYED
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PI	POINT OF INTERSECTION
PR	PROPOSED
PT	POINT OF TANGENCY
R	RADIUS OR RANGE
ROW OR R-O-W	RIGHT OF WAY
RR	RAILROAD
RT	RIGHT
STA	STATION (ALIGNMENT)
TC	TOP OF CURB OR TOP OF CONCRETE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL

ABBREVIATIONS (PAY ITEMS)	
SYMBOL	DESCRIPTION
AC	ACRES (S)
CY	CUBIC YARD
EA	EACH
LF	LINEAL FEET
LS	LUMP SUM
SF	SQUARE FEET OR SILT FENCE
SY	SQUARE YARD
VF	VERTICAL FEET



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LITTLE SIOUX PARK BANK STABILIZATION ON LITTLE SIOUX RIVER

WOODBURY COUNTY CONSERVATION
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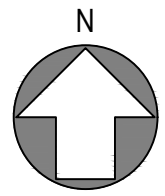
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SYMBOLS SHEET

Printed By: JACK EDWARDS
Sheet Size: ANSI EXPAND D (34.00 X 22.00 INCHES) Plot Scale: 1" = 175'
Drawing Name: S:252291_00.dwg
File Path: \\jeo\data\Projects\252291_00\Woodbury CC2B Sioux River Bank Stabilization\Drawings\ Sheets



0 175' 350'



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LITTLE SIOUX PARK BANK
STABILIZATION ON LITTLE SIOUX
RIVER

WOODBURY COUNTY CONSERVATION
BOARD
4500 SIOUX RIVER RD
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PROPERTY LINES



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LITTLE SIOUX PARK BANK STABILIZATION ON LITTLE SIOUX RIVER

WOODBURY COUNTY CONSERVATION
BOARD
4500 SIOUX RIVER RD
SIOUX CITY, IA 51109

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 US SURVEY FEET (sft)

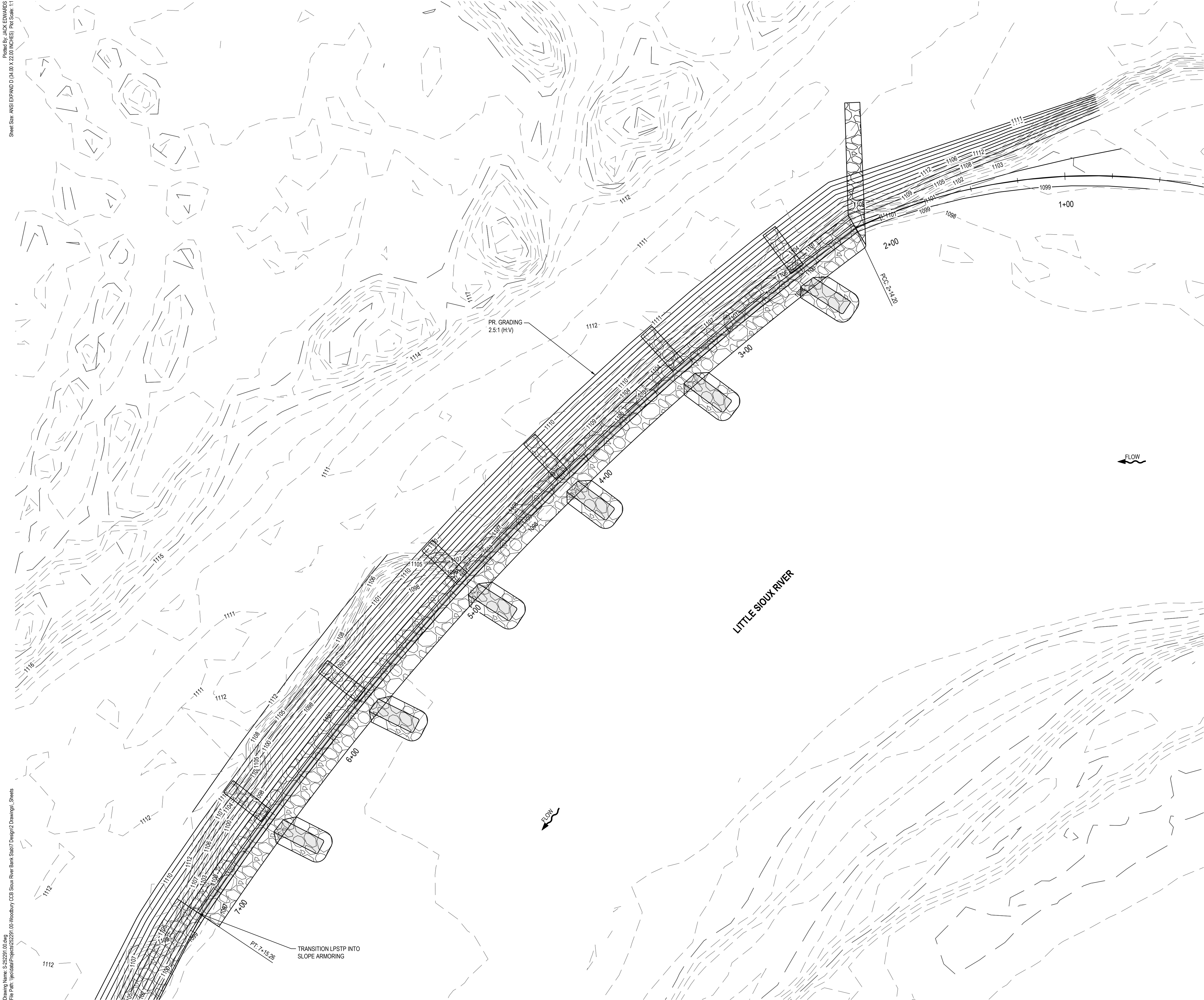
CONCEPTUAL SITE PLAN



Know what's below.
Call before you dig.

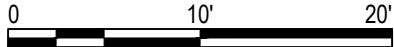
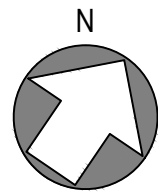
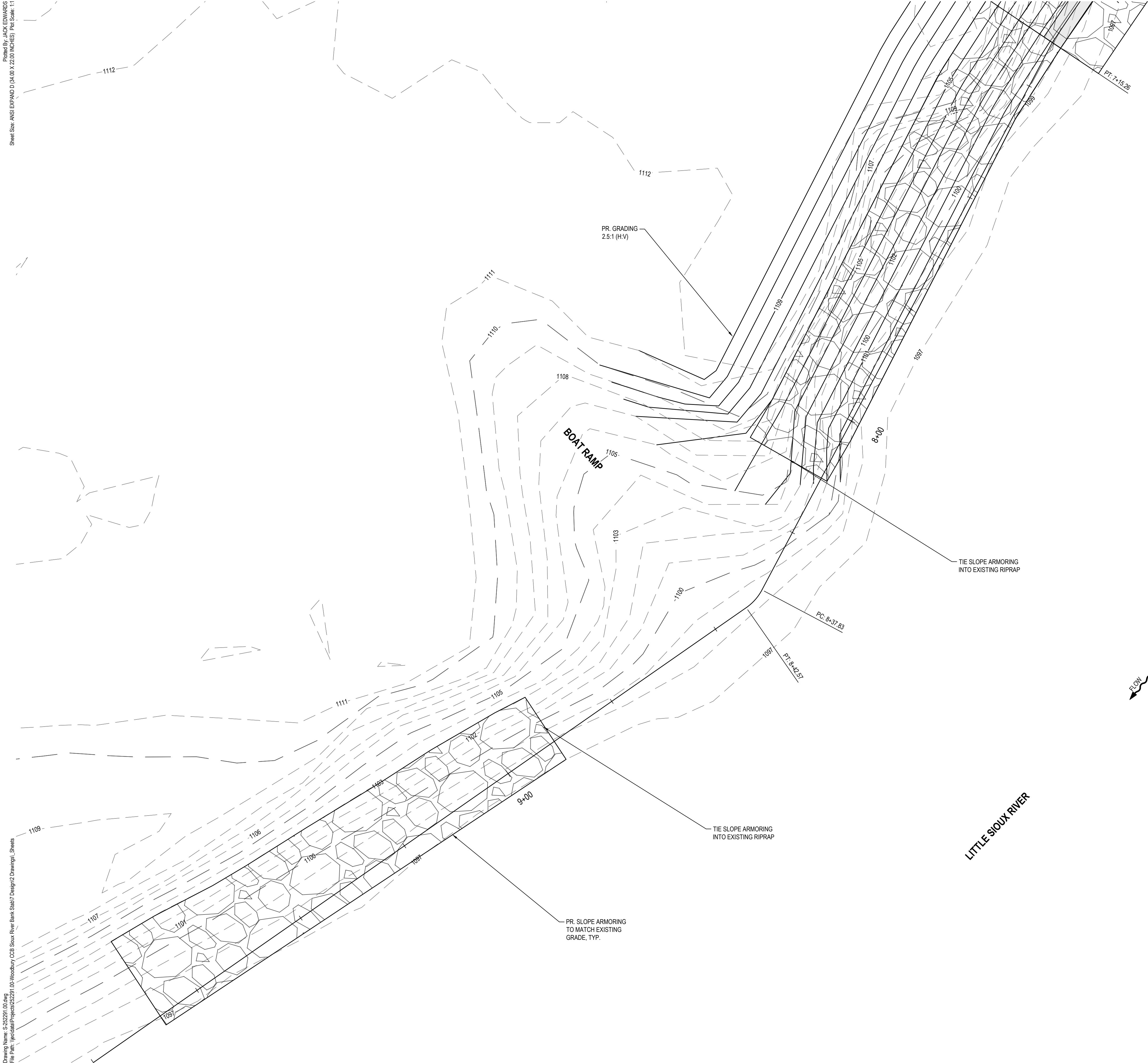
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Plotted By: JACK EDWARDS
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Drawing Name: S:252291.00.dwg
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JEO CONSULTING GROUP

1937 N CHESTNUT ST
WAHOO, NE 68066
800.723.8567 | jeo.com

ORGANIZATION CERTIFICATE OF
AUTHORIZATION NUMBER: CA-0069

PRELIMINARY
NOT FOR
CONSTRUCTION
CONCEPT
DATE:
08/18/2026
PRELIMINARY

ISSUE

MARK	DATE	DESCRIPTION
PD	00/00/0000	30% SUBMITTAL
DD	00/00/0000	60% SUBMITTAL
DD	00/00/0000	90% SUBMITTAL

LITTLE SIOUX PARK BANK
STABILIZATION ON LITTLE SIOUX
RIVER

WOODBURY COUNTY CONSERVATION
BOARD
4500 SIOUX RIVER RD
SIOUX CITY, IA 51109

JEO PROJECT NO.: 252291.00
DRAWN BY: JTE
QAQC: JGP

SCALES SHOWN FOR 22"x34" SHEET
VERIFY SCALE FOR REDUCED OR PRINTED COPIES



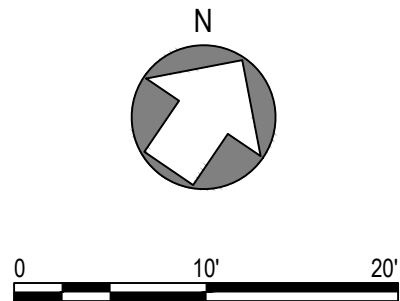
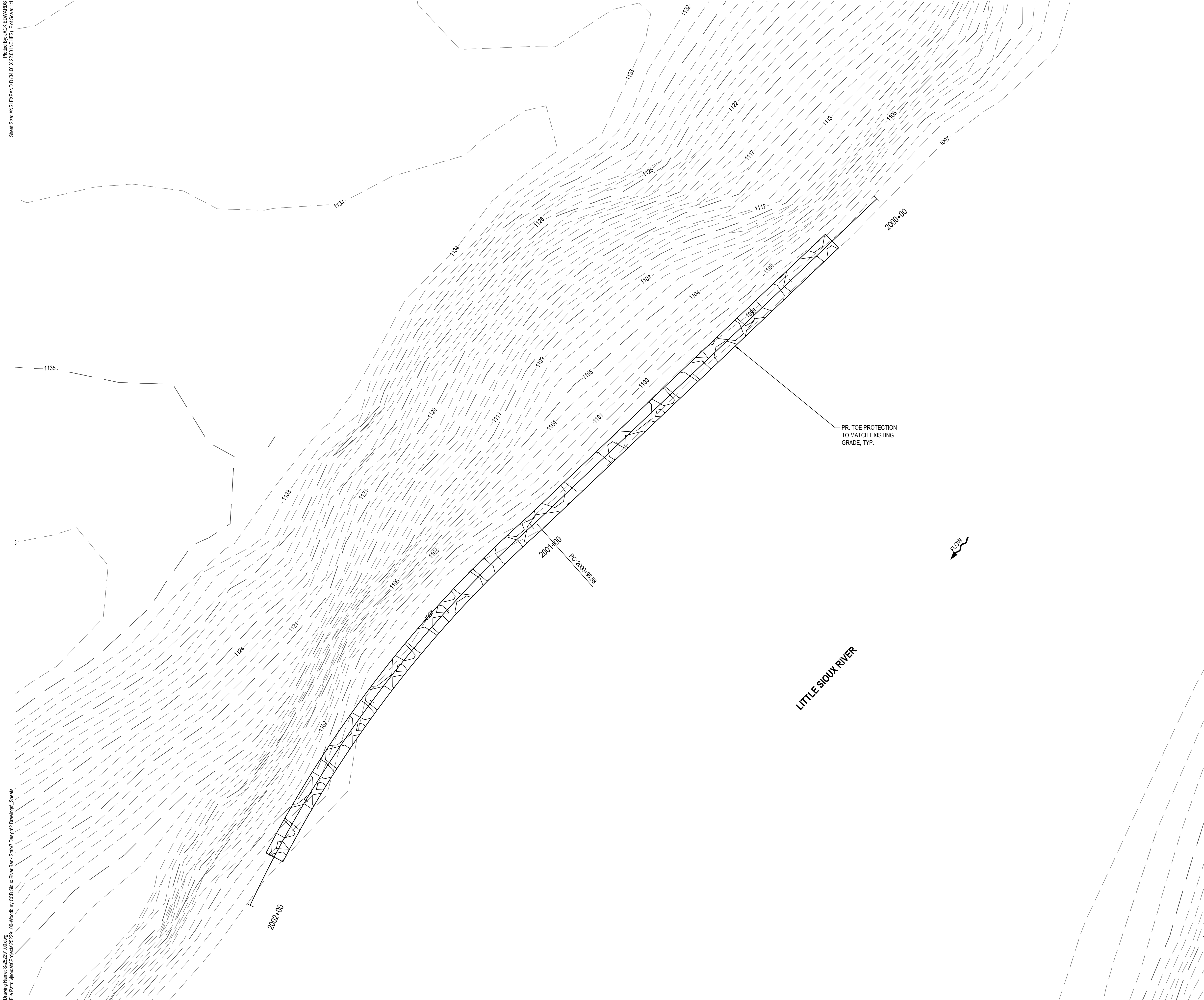
CONCEPTUAL GRADING PLAN -
BANK SLOPE ARMORING



Know what's below.
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Plotted By: JACK EDWARDS
Sheet Size: ANSI EXPAND D (34.00 X 22.00 INCHES) Plot Scale: 1:1

Drawing Name: S:252291.00.dwg
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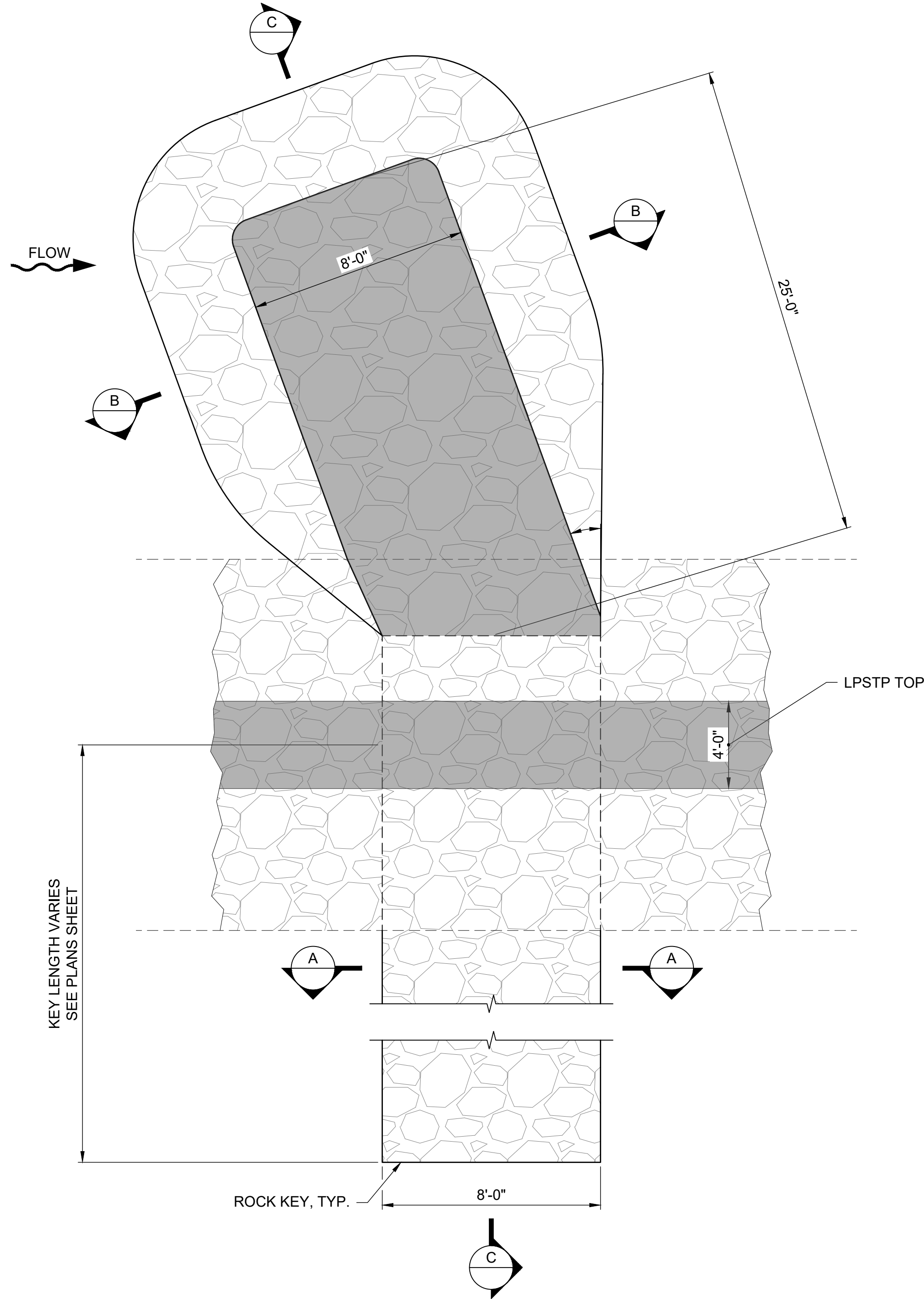
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QAQC: JGP

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 **US SURVEY FEET (sFT)**

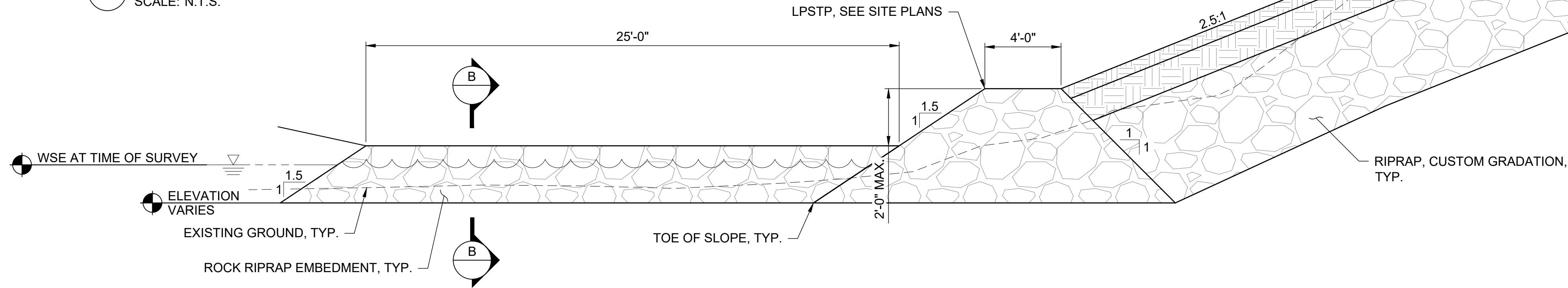
CONCEPTUAL GRADING PLAN -
STONE TOE PROTECTION



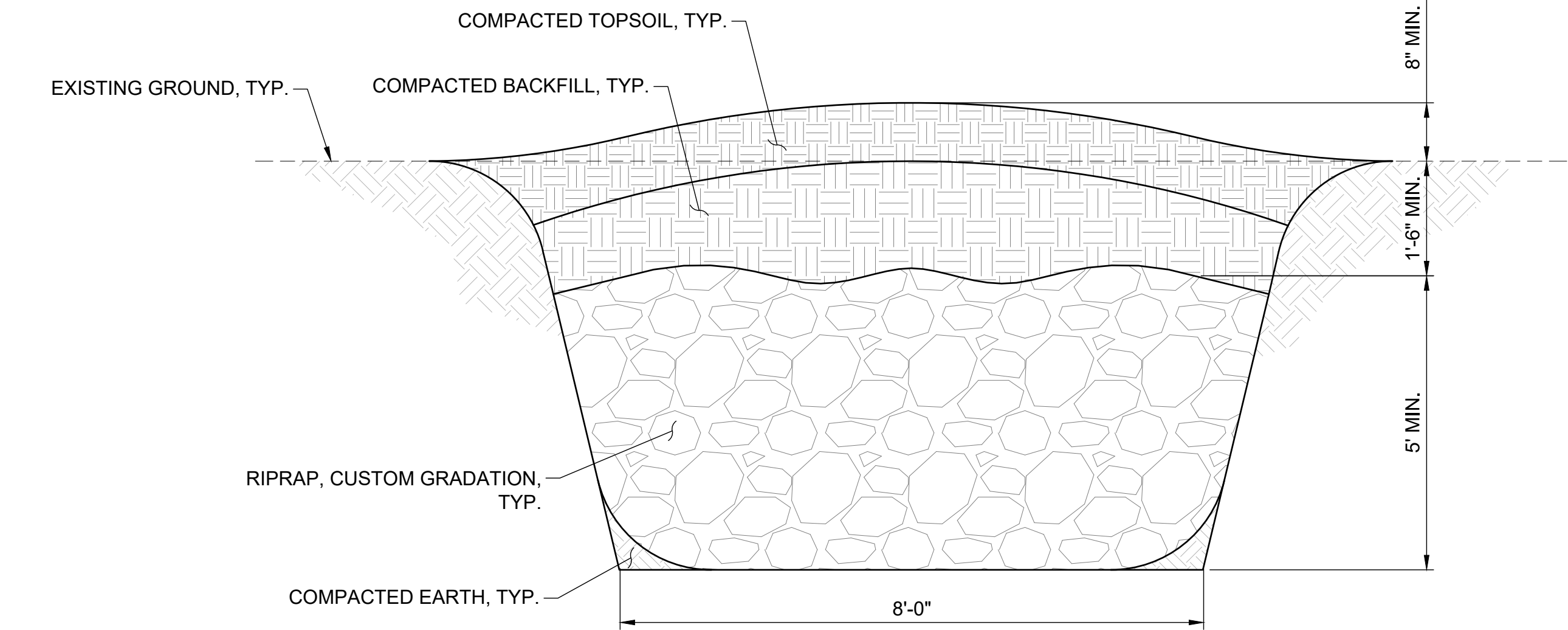
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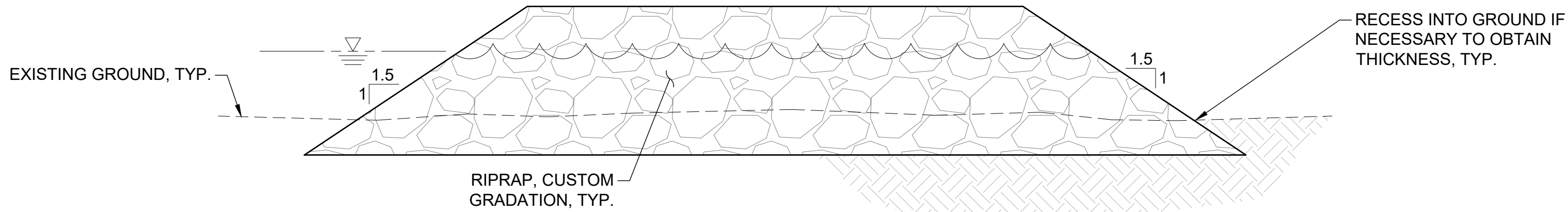
1 TYPICAL BENDWAY WEIR AND LPSTP
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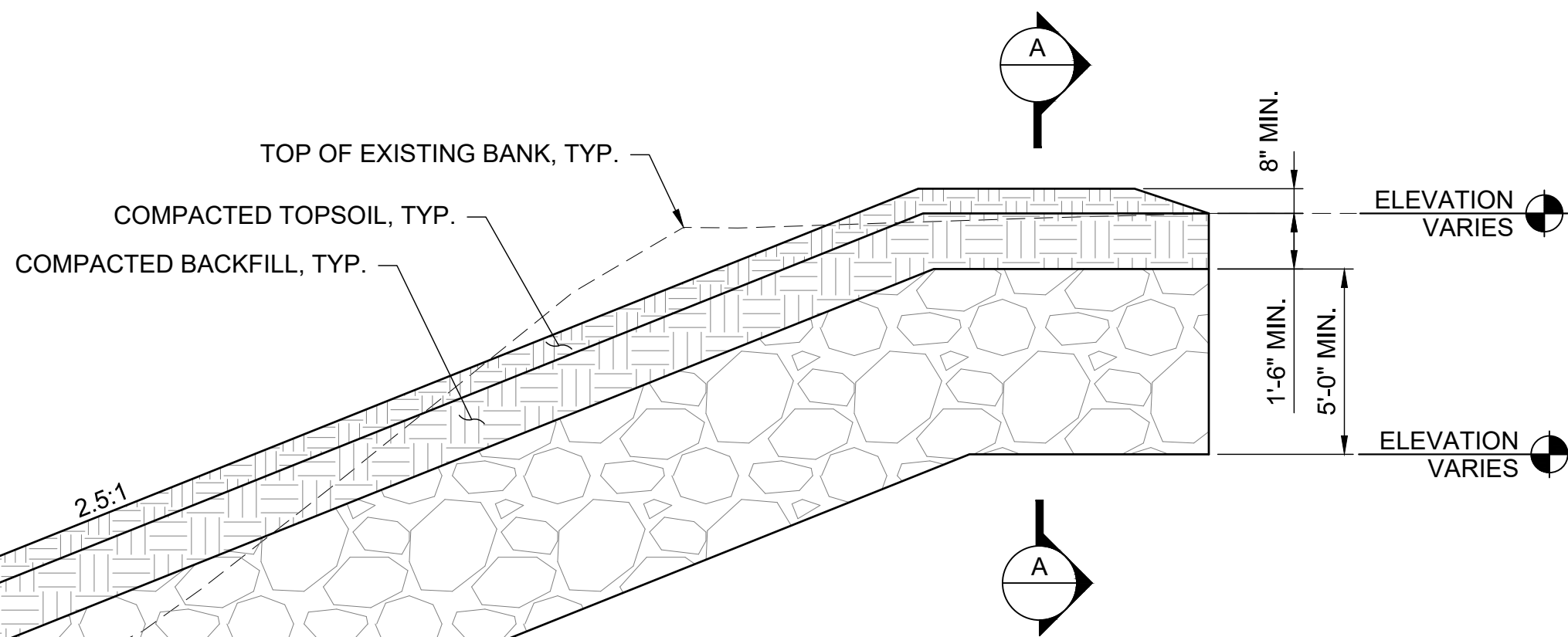
BENDWAY WEIR - LONGITUDINAL SECTION C-C
 SCALE: N.T.S.



BENDWAY WEIR KEY - SECTION A-A
 SCALE: N.T.S.



BENDWAY WEIR - SECTION B-B
 SCALE: N.T.S.



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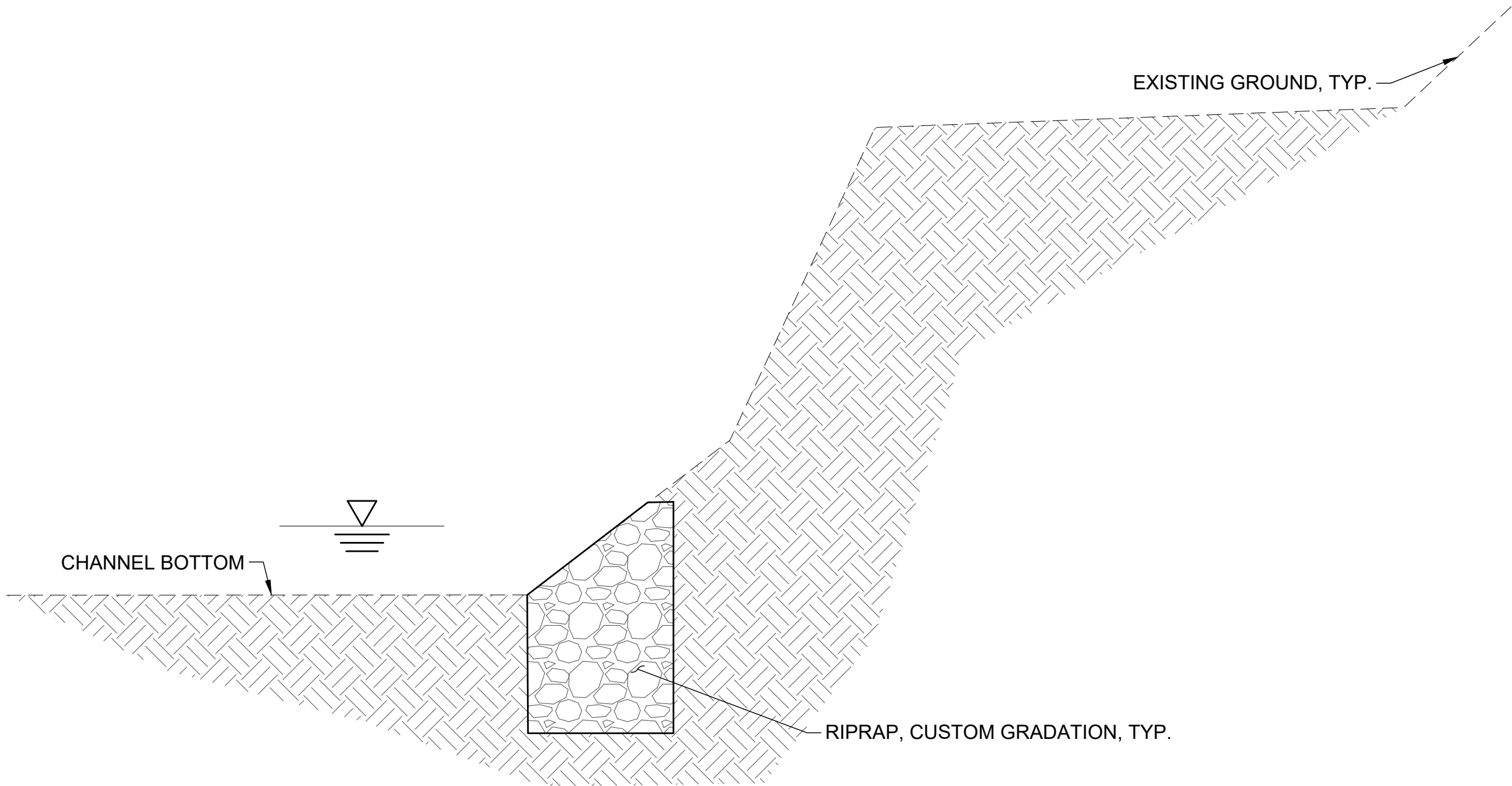
WOODBURY COUNTY CONSERVATION
 BOARD
 4500 SIOUX RIVER RD
 SIOUX CITY, IA 51109

JEO PROJECT NO.: 252291.00
 DRAWN BY: JTE
 QAQC: JGP

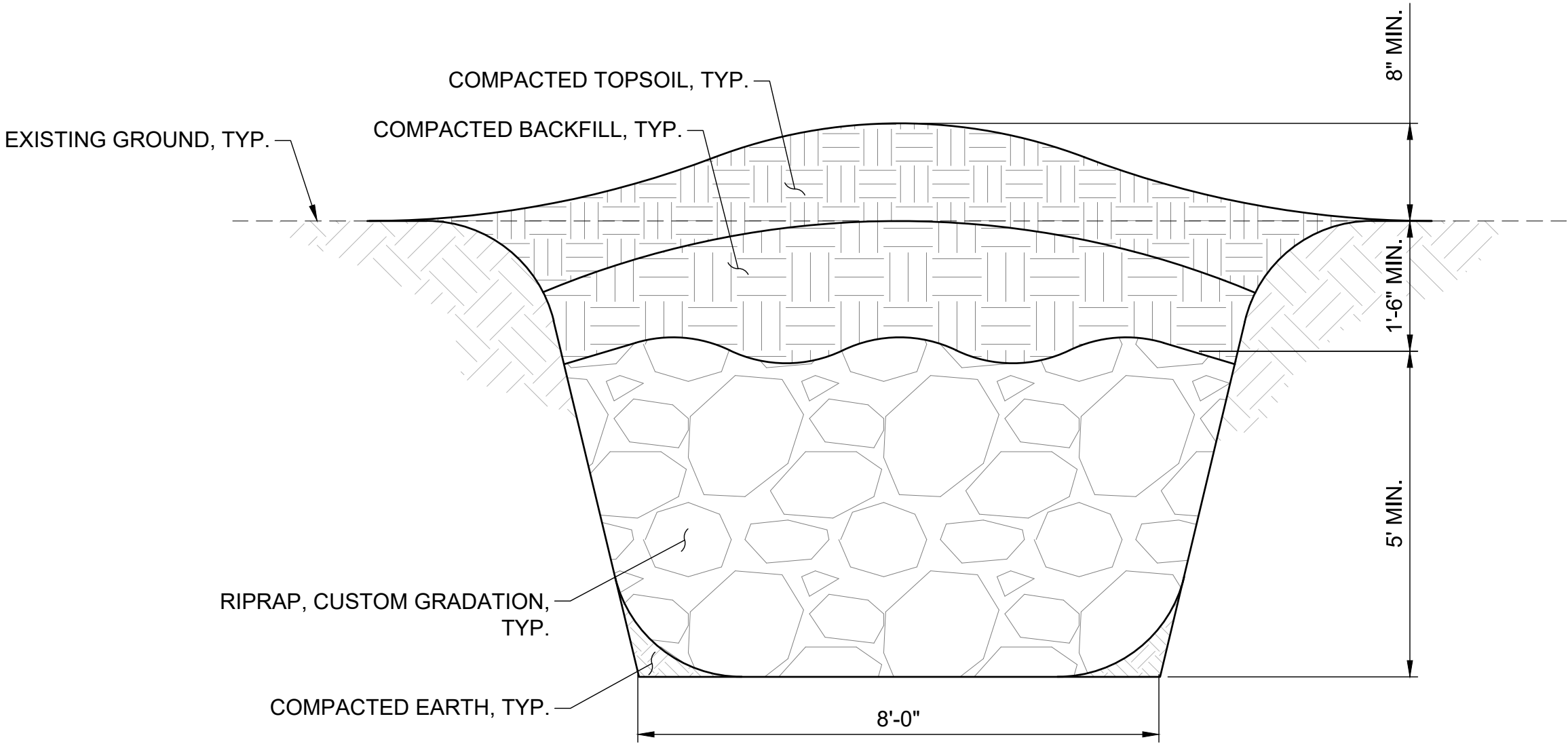
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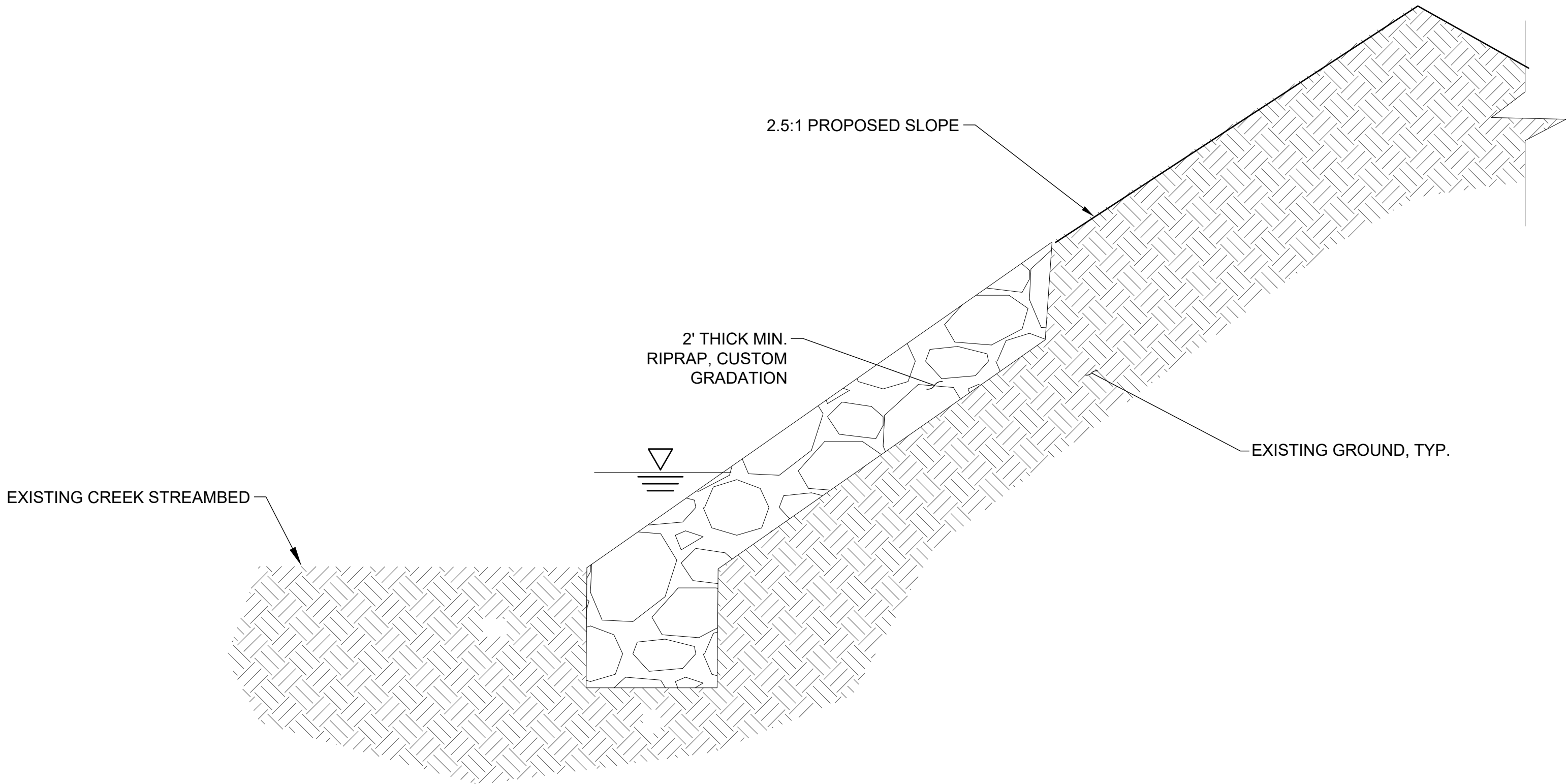
TYPICAL CROSS SECTION DETAILS



5 **TYPICAL STONE TOE PROTECTION**
 SCALE: N.T.S.



4 **TYPICAL LPSTP ROCK KEY**
 SCALE: N.T.S.



6 **TYPICAL RIP RAP SLOPE PROTECTION**
 SCALE: N.T.S.



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TYPICAL CROSS SECTION DETAILS

Community Development and Housing Needs Assessment

- Community Development and Housing Needs of LMI Persons

Community Development and Housing Needs of LMI Persons

1. Needs:

- a. A variety of housing options to maximize affordability and availability for residents of all income levels**
- b. Access to safe, high-quality housing for all residents in Woodbury County.**
- c. Homeownership**
- d. Opportunities for recreation to support residents' mental well-being, social connections, and physical activity**
- e. Cultural attractions based on unique assets of the county, such as natural and historical features, provides residents opportunities for education and cultural enrichment.**

2. How these needs were determined and why they are necessary: The Woodbury County Board of Supervisors discussed the issue during a public hearing on August 25th, 2026, including review of information from the Woodbury County Comprehensive Plan 2040, including:

- a. About 23% of Woodbury County households across all income ranges were paying over 30% of household income toward housing costs in 2020. High housing costs above the 30% threshold leave few funds for food, healthcare, and basic household supplies.
- b. Renters are much more likely to pay disproportionately high costs compared to their income compared to homeowners.
- c. At the beginning of 2020, the total number of homeless individuals in the region had increased by 20% from the previous year, and the effects of the pandemic have most likely exacerbated this trend. There are insufficient beds for the number of homeless individuals.
- d. Woodbury has a countywide poverty rate of 12.4% in 2020
- e. Woodbury County saw a 71% increase in housing costs between 2000 and 2020

3. Prioritization for each (high, medium, low) or possible action to complete them
 - a. A variety of housing options to maximize affordability and availability for residents of all income levels: **HIGH Priority**
 - b. Access to safe, high-quality housing for all residents in Woodbury County. **HIGH Priority**
 - c. Homeownership: **HIGH Priority**

Other Community Development and Housing Needs (for non-LMI residents)

1. Needs:
 - a. **Quality Housing that is safe, efficient, and reliable.**
 - b. **Preserve the rural character of the county**
 - c. **Economic Development**
 - d. **Quality of life improvements that contribute to Economic Development**
 - e. **Flood protections for prone communities, roadways, access points, and recreation centers.**
2. How these needs were determined and why they are necessary: Taking into account recent participation in and completion of the 2026 Regional Hazard Mitigation Plan in the context of the impacts of alternating extreme weather conditions (specifically drought and heavy rainfall), the Woodbury County Board of Supervisors discussed community housing and development needs during a public hearing on August 25th, 2026. Discussion included a review of information from the Woodbury County Comprehensive Plan 2040, including:
 - a. Age Woodbury County's housing stock: more than 53% of housing units were built prior to 1960, and roughly 76% of housing units were built prior to 1980. Older homes require maintenance and eventual replacement of aging materials and infrastructure.
 - b. Areas of concentrated poverty within Sioux City, where more than 20% of residents have income below the poverty level (Siouxland District Health, Health Needs Assessment, 2022-2024). Rural poverty: More than 1,000 rural Woodbury County residents were estimated in 2020 to be living in poverty.
 - c. A majority of job opportunities in the county are located in the Sioux City metro area, while rural residents living in small towns and unincorporated areas of the county must commute a long distance.

- d. The rural nature of the county is seen as a strength by residents
 - e. Woodbury County saw a 71% increase in housing costs between 2000 and 2020
3. Prioritization for each (high, medium, low) or possible action to complete them
- a. Need 1: Quality Housing that is safe, efficient, and reliable. **HIGH Priority**
 - b. Need 2: Preserve the rural character of the county **HIGH Priority**
 - c. Economic Development **HIGH** Priority

Planned or Potential Activities to address the Needs identified in 1 and 2 above

1. Water resource protection. Reduce contaminants in surface water runoff.

- a. Reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy.

2. Coordinate disaster response, recovery, and resiliency efforts among jurisdictions, county, state, and federal agencies.

- a. Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.
- b. Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.

3. Encourage resilient and passive development within 100-year floodplain areas.

- a. Work to ensure that developed areas within floodplains are safe and secure.
- b. Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.

4. Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.

5. Pursue mitigation-based projects to decrease or eliminate potential for damage or loss of property or life in river flooding situations.

- a. Focus on Big Sioux, Little Sioux rivers and related flood districts. Address risk assessments as referenced in the 2026 Regional Hazard Mitigation Plan specific to impact area and region.
- b. Collaborate with other impacted counties and respective Emergency Management Agencies, County Boards, affected cities, Conservation Boards, Iowa DNR, Army Corps of Engineers, and Secondary Roads.

6. Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.

- a. Promote available local, state, and federal resources for economic recovery from disasters.

7. **Habitat conservation. Preserve environmentally sensitive lands.**
 - a. Strengthen erosion control policies
 - b. Continue adding to the County's network of parks, trails, and campgrounds.
8. **Events and culture. Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.**
 - a. Create and expand upon parks and recreation opportunities for rural residents
9. **Events and culture. Provide more opportunities for outdoor recreation activities.**
 - a. Maintain the current activities of the Woodbury County Conservation Board and support the expansion of their programming and scope of work.
 - b. Improve the functionality and visibility of county-owned river access points.
 - c. Prioritize water quality and river restoration initiatives. Identify funding opportunities for water quality improvement projects.
10. **A needs assessment survey for the Woodbury County Conservation Board conducted in 2025 concluded that future goals of the Conservation Board should include expanding high-demand amenities and prioritizing water quality and habitat protection, while minimizing tax increases. Recommended actions from this report include:**
 - a. Expand high demand recreational amenities, such as improvements to kayak launches and other water-based recreation features.
 - b. Strengthen conservation efforts, prioritizing water-quality projects such as bank stabilization, wetland improvement, and vegetative buffers.
11. **A variety of housing options to maximize affordability and availability for residents of all income levels**
 - a. Encourage flexibility in residential zoning to allow residents to meet housing needs with the construction of accessory dwelling units or home additions that can provide additional rental units and supplemental income, housing for extended family, or homecare arrangements for caretakers.

- b. Increase the quantity of high quality, affordable rental units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.
- c. Increase the number of affordable housing units in Woodbury County.
- d. Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.

12. Access to safe, high-quality housing for all residents in Woodbury County.

- a. Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.
- b. Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.
- c. Connect residents with funding opportunities that provide financial assistance for housing rehab.

13. Homeownership:

- a. Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities, providing resources, information, and support in residents' native language when applicable.

14. Quality Housing is safe, efficient, and reliable.

- a. Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.
- b. Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.
- c. Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.

15. Economic development

Follow recommendations as outlined in the Woodbury County Comprehensive Plan 2040, including but not limited to coordinating with regional priorities, maintain core industries, encourage diversification of economy in support of small businesses, enhance quality of

life and encourage healthy lifestyles, and ensure that economic opportunities are available to all residents, regardless of race, age, sex, religion, or ability.

Date assessment was prepared: 8/25/2026

Location where assessment was prepared: Woodbury County Courthouse, Sioux City, IA

Number of local residents participating:

RESOLUTION NO ###

A RESOLUTION AUTHORIZING APPLICATION OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION; AUTHORIZING THE BOARD OF SUPERVISORS CHAIRPERSON AND DIRECTOR OF THE WOODBURY COUNTY CONSERVATION BOARD TO SIGN THE APPLICATION AND RELATED MATERIALS; DESIGNATE A CONTACT PERSON ON BEHALF OF WOODBURY COUNTY:

WHEREAS, Woodbury County Conservation Board has established a need to address damage caused to the banks of the Little Sioux River within the Little Sioux Park by the flood events of 2024; and

WHEREAS, without intervention to stabilize the banks, consequences such as damaging park infrastructure, recreational access, public safety, water quality, and riparian habitat will result; and

WHEREAS, Woodbury County has the ability to apply for CDBG financial assistance through the Iowa Economic Development Authority (IEDA) on behalf of Woodbury County Conservation Board, and supports Woodbury County Conservation Board's efforts to stabilize the bank of the Little Sioux River in Little Sioux Park;

NOW THEREFORE LET IT BE RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, that

- 1) Submittal of a CDBG application, on behalf of Woodbury County Conservation Board is authorized;
- 2) Board Chairperson Mark Nelson and Daniel Heissel are hereby authorized to sign and execute said grant application and related correspondence for Woodbury County;
- 3) Daniel Heissel shall be the designated contact person for Woodbury County.

PASSED AND APPROVED August 25, 2026.

Mark Nelson, Chairperson

ATTEST:

NAME, TITLE

AUGUST 18, 2026, THIRTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 18, 2026, at 4:30 p.m. Board members present were Bittinger II, Carper (by phone), Nelson, Dietrich, and Ung (by phone). Staff members present were Joshua Widman, Assistant County Attorney, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

1. Motion by Nelson second by Dietrich to approve the August 18, 2026 agenda. Carried 5-0. Copy filed.
Motion by Nelson second by Bittinger to approve the following items by consent.
2. To approve minutes of the August 11, 2026 meeting. Copy filed.
3. To approve the claims totaling \$524,895.56. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a Resolution for tax suspension for Claudia Villagrana, 1424 Court St., parcel #894721479001.

WOODBURY COUNTY, IOWA

RESOLUTION #14,093

RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Claudia Villagrana, as titleholder of a property located 1424 Court St., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894721479001

GALBRAITHS W 100 FT LOT 18

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

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

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

SO RESOLVED this 18th day of August 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 4b. To approve lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension. Copy filed.
- 5a. To receive the appointment of Carla Mathers to fill the vacancy on the City of Correctionville council. Copy filed.
- 5b. To receive the appointment of Stephanie Parr to fill the vacancy on the Hornick City council. Copy filed.

- 6a. To approve and authorize the Chairperson to sign the request to Deauthorize County Positions for Civilian Jailer – FT Temp (-2.0 FTE), Sheriff Dept., and Youth Worker – PT Temp (-0.25 FTE), Juvenile Detention. Copy filed.
- 6b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk III, Auditor – Finance Dept. AFSCME Courthouse: Entry Level \$24.73-\$26.59/hr. Copy filed.

Carried 5-0.

- 7. Motion by Bittinger second by Nelson to approve year two Opioid Remediation funding for Sky Ranch Behavioral Services in the amount of \$121,986, effective July 1, 2026. Carried 5-0. Copy filed.
- 8a. Motion by Nelson second by Bittinger to approve Woodbury County Fair Board request for Secondary Roads assistance. Carried 5-0. Copy filed.
- 8b. Motion by Nelson second by Dietrich to receive for signatures a Resolution to set the public hearing date to vacate Jewell Ave between US 20 and 160th St for September 8, 2026, at 4:40 pm. Carried 5-0.

RESOLUTION #14,094

WOODBURY COUNTY, IOWA

A RESOLUTION SETTING DATE FOR PUBLIC
HEARING FOR VACATING ROAD RIGHT-OF-WAY

WHEREAS, the Woodbury County Board of Supervisors in accordance with Section 306.11, (Code of Iowa), as amended, seeks to set a date for public hearing to vacate a road legally described as follows:

Vacate all that portion of county road right-of-way described as follows.

That portion of Jewell Avenue (Road No. 367) lying southerly of the south ROW line of U.S. Highway 20 and northerly of the north ROW line of 160th Street in Section 31 T89N, R43W, Rutland Township and Section 36 T89N, R44W, Arlington Township of the 5th P.M. Woodbury County, Iowa

NOW THEREFORE,

BE IT RESOLVED by the Woodbury County Board of Supervisors that on Tuesday, September 8, 2026 at 4:40 P.M CDT, the County will hold a Public Hearing to vacate the above described right-of-way.

SO RESOLVED this 18th day of August 2026

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9. Motion by Nelson second by Bittinger to approve the Medical Examiner linen service agreement with APPEARA. Carried 5-0. Copy filed.
- 10. Reports on committee meeting were heard.
- 11. Joe Garthright, Triple D Contracting, addressed the board regarding 1481 140th st and a notice from planning and zoning.

Auditor-Recorder Michelle Skaff updated the Board on the August 18, 2026, Salix Special Election. She also reported that in-person voting opens on August 19 for the Maple Valley-Anthon Oto Community School District and Kingsley-Pierson Community School District special elections scheduled for September 8, 2026.

12. Board concerns were heard.

The Board adjourned the regular meeting until August 25, 2026.

Meeting sign in sheet. Copy filed.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: August 25, 2026

*** PERSONNEL ACTION CODE:**

A - Appointment	R - Reclassification
T - Transfer	E - End of Probation
P - Promotion	S - Separation
D - Demotion	O - Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Masuen, Kennedi	Attorney's Office	07-31-2026	Intern			S	End of Temp Appointment
Williams, Keondre	Secondary Roads	08-21-2026	Summer Laborer			S	End of Temp Appointment
Sanford, Blasé	Secondary Roads	08-21-2026	Engineering Aide			S	End of Temp Appointment
Gates, Kyle	Secondary Roads	08-25-2026	Assistant to the County Engineer			O	Add 4 hours to Vacation Bank for Blood Donation.
Rucker, Kelsey	Attorney's Office	08-26-2026	Legal Secretary	\$26.85/hour		A	Job Vacancy Posted on 6/24/26. Entry Level Salary: \$26.85/hr
Palsma, Kurtus	Secondary Roads	08-28-2026	Engineering Aide			S	End of Temp Appointment
Reiners, Teagan	Secondary Roads	08-28-2026	Engineering Aide			S	End of Temp Appointment
McGill, Eric	Secondary Roads	08-28-2026	Summer Laborer			S	End of Temp Appointment
Stewart, Lisa	Treasurer	09-14-2026	Senior Clerk	\$28.28/hour	1%=\$0.34/hr	T	Job Vacancy Posted on 2/13/26. Transfer from Auditor Clerk III to Treasurer Senior Clerk.

APPROVED BY BOARD DATE:

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas, HR Director

CERTIFICATE OF AWARD
FOUR (4) HOURS OF PAID TIME OFF
AWARDED TO
KYLE GATES

FOR THE GENEROUS DONATION OF 7 GALLONS TO THE LIFESERVE BLOOD CENTER
(TIME OFF MUST BE REDEEMED WITHIN SIX MONTHS FROM THE DATE BELOW)

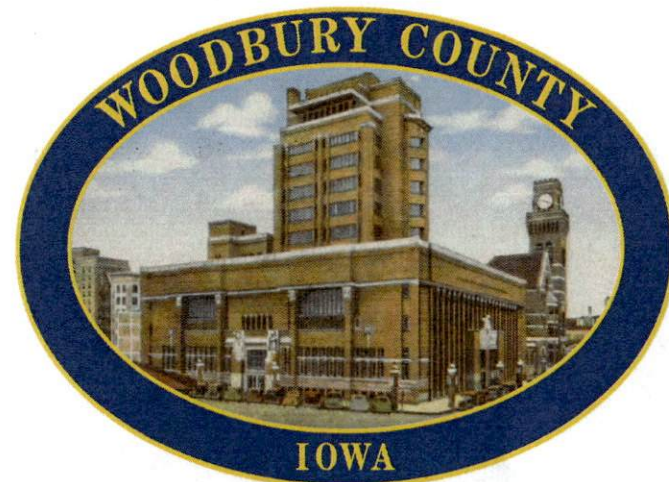
Mark Nelson, Board of Supervisors, Chairman

Daniel Bittinger, Board of Supervisors

Kent Carper, Board of Supervisors

David Dietrich, Board of Supervisors

Matthew Ung, Board of Supervisors



August 25, 2026

WOODBURY COUNTY

AGENDA ITEM(S) REQUEST FORM

Date: 8/20/2026 Weekly Agenda Date: 8/25/2026

Elected Official / Department Head / Citizen: Michelle Skaff

Wording for Agenda Item:

To Canvass the results of the 2026 City of Salix Special Election.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

N/A

Recommendation:

To receive and approve the results of the 2026 City of Salix Special Election results.

Attachments:

[Salix Summary Results Report](#) 

Approved by Board of Supervisors on March 17, 2026

Statistics	TOTAL
Election Day Precincts Reporting	1 of 1
Precincts Complete	0 of 1
Precincts Partially Reported	1 of 1
Absentee/ Early Precincts Reporting	0 of 1
Registered Voters - Total	230
Ballots Cast - Total	60
Ballots Cast - Blank	0
Voter Turnout - Total	26.09%

COUNCIL MEMBER TO FILL VACANCY Salix

Vote For 1	TOTAL
Timothy W. Skidmore	56
Write-In Totals	4
Total Votes Cast	60
Overvotes	0
Undervotes	0
Contest Totals	60

WOODBURY COUNTY

AGENDA ITEM(S) REQUEST FORM

Date: 8/19/2026 Weekly Agenda Date: 8/25/2026

Elected Official / Department Head / Citizen: Tina Bertrand/Janet Trimpe

Wording for Agenda Item:

Request for Refunds KSL Properties 2801 Gordon Dr-Sioux City, Iowa (Parcel 8947 34 227 010) \$618.92 Marc Sherman 3230 Jones St-Sioux City, Iowa (Parcel 8947 16 401 009) \$184.45

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

KSL Properties is requesting a refund for 2801 Gordon Dr. The State of Iowa has been purchasing properties for the Gordon Dr expansion project. Taxes were estimated & collected until transferred to the State. After taxes were rolled over to the Assessment year of 2025, the customer had been overcharged. Marc Sherman is requesting a refund for 3230 Jones St since he has sold this property on July 7th. Marc had monthly payments set up on-line and forgot to cancel these automatic payments. There is no financial impact because of these requests.

Recommendation:

Please approve the requests for refund for KSL Properties for \$618.92 and for Marc Sherman for \$184.45.

Approved by Board of Supervisors on March 17, 2026

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 08/20/2026 Weekly Agenda Date: 08/25/2026

Elected Official / Department Head / Citizen: Daniel Bittinger & Kevin Grieme

Wording for Agenda Item:

Siouxland District Health Department 2027 28E Agreement Renewal

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 current Siouxland District Health Department 28E agreement with Woodbury County is up for renewal. A new 28E agreement needs to be signed and approved by the BOS by January 1, 2027.

Today's agenda item is a continued discussion for the BOS to determine if any provisions of the agreement need to be updated or removed to create a final draft for approval.

Health Director Kevin Grieme has provided a side-by-side comparison of a few provisions within the 28E agreement for discussion.

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