



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (SEPTEMBER 1, 2026) (WEEK 36 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 September 1, 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

Consent Agenda

Items 2 through 7 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of August 25, 2026, meeting

3. Approval of claims

4. Board Administration – Karen James

a. Approval of resolution for suspension of taxes for J.H.

b. Approval of resolution for suspension of taxes for J.A. and A.A.

5. Board of Supervisors – Daniel Bittinger/Sky Ranch Behavioral Services – Anna Bertrand

Approval of Year 2 Opioid Remediation funding for Sky Ranch in the amount of \$181,986

6. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
 - c. Approve the renewal of Employee & Family Resources (EFR) as our employee assistance provider
7. Board of Supervisors - Daniel Bittinger/County Treasurer - Tina Bertrand
Approval of resolution to abate taxes for Antiochian Orthodox / St. Thomas Church

End of Consent Agenda

- | | | |
|-------------------------|---|-------------|
| | 8. WCICC – IT – John Malloy
Approve New GIS Datum and Coordinate System Proposal with Dan Corbin, Inc. | Action |
| | 9. Board Administration – Ryan Ericson
FY27 Capital Improvement Requests | |
| | a. Approve the increase the amount allocated to Conservation project of waterfall retaining wall, sidewalk, steps and railings replacement by \$19,650 to a new total of \$121,125.00 – CIP Review | Action |
| 4:45 p.m.
(Set time) | AMENDED b. CIP Review | Action |
| | 10. Board Administration – Ryan Ericson
General Obligation Capital Loan Notes, Series 2026A | |
| | a. Public Hearing on the proposed reallocation of unspent proceeds | Action |
| | b. Approval of resolution instituting proceedings to take additional action and approving the reallocation | Action |
| | 11. Board Administration – Ryan Ericson
\$4,555,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes
Approval of resolution approving electronic bidding procedures and distribution of the Preliminary Official Statement | Action |
| | 12. Board of Supervisors - Mark Nelson
Approval to purchase up to 2 tables for the Siouxland Chamber of Commerce Annual Dinner | Action |
| | 13. Reports on Committee Meetings | Information |
| | 14. Citizen Concerns | Information |
| | 15. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

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
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
MON., OCT 5	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., OCT 7	7:30 a.m.	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	10:00 a.m.	Starcom Board Meeting, The Security Institute, WIT Campus
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 211 Tri-View Ave.

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

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

AUGUST 25, 2026, THIRTY-FIFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 25, 2026, at 4:30 p.m. Board members present were Bittinger II, Carper (by phone), Nelson, Dietrich, and Ung. 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.

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 25, 2026 agenda. Carried 5-0. Copy filed.
- 2a. A public hearing was held at 4:30 p.m. for the Community Development Block Grant, Disaster Recovery Application. The Chairperson called on anyone wishing to be heard.

Corinne Erickson, Simpco Regional Planning Manager, shared the following regarding the grant:

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.

The proposed activities will be funded entirely through CDBG-DR funding.

The application will be submitted on or before September 16, 2026.

The requested amount of federal funds will be \$526,200 for the proposed project.

It is estimated that 43.1 percent of Woodbury County residents are low and moderate income persons and the project will benefit these residents.

The proposed activities will be conducted along the banks of the Little Sioux River, outside Correctionville, IA. The site improvements will take place north of the boat ramp access at the Little Sioux Park.

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.

Displacement of individuals is not anticipated in connection with this project.

The improvements will stabilize the banks of the Little Sioux River, reduce stormwater erosion, and enhance protection against natural disasters.

Motion by Nelson second by Bittinger to open the public hearing. Carried 5-0.

Motion by Dietrich second by Nelson to close the public hearing. Carried 5-0.

- 2b. Motion by Dietrich second by Nelson to approve the Community Development and Housing Needs Assessment draft. Carried 5-0. Copy filed.
- 2c. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign 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. Carried 5-0.

RESOLUTION #14,095
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 RELEATED 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.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

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

3. To approve minutes of the August 18, 2026 meeting. Copy filed.
4. To approve the claims totaling \$613,923.38. Copy filed.
- 5a. To approve the separation of Kennedi Masuen, Intern, County Attorney Dept., effective 07-31-2026. End of Temp Appointment.; the separation of Keondre Williams, Summer Laborer, Secondary Roads Dept., effective 08-21-2026. End of Temp Appointment.; the separation of Blasé Sanford, Engineering Aide, Secondary Roads Dept., effective 08-21-2026. End of Temp Appointment.; the other of Kyle Gates, Assistant to the County Engineer, Secondary Roads Dept., effective 08-25-2026. Add 4 hours to Vacation Bank for Blood Donation.; the appointment of Kelsey Rucker, Legal Secretary, County Attorney Dept.; effective 08-26-2026, \$26.85/hour. Job Vacancy Posted on 6/24/26. Entry Level Salary: \$26.85/hr.; the separation of Kurtus Palsma, Engineering Aide, Secondary Roads Dept., effective 08-28-2026. End of Temp Appointment.; the separation of Teagan Reiners, Engineering Aide, Secondary Roads Dept., effective 08-28-2026. End of Temp Appointment.; the separation of Eric McGill, Summer Laborer, Secondary Roads Dept., effective 08-28-2026. End of Temp Appointment.; and the transfer of Lisa

Stewart, Senior Clerk, County Treasurer Dept., effective 09-14-2026, \$28.28/hour, 1%-\$0.34/hr. Job Vacancy Posted on 2/13/26. Transfer from Auditor Clerk III to Treasurer Senior Clerk. Copy filed.

5b. Presentation of Award Certificate for Kyle Gates. Copy filed.

Carried 5-0.

6. The canvass for the August 18, 2026 City of Salix Special Election was held.

Michelle Skaff, Commissioner of Elections, announced there were a total of 60 ballots cast, no provisionals and no absentee ballots.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution of Certification (Canvass) of Special Election Results. Carried 5-0.

RESOLUTION #14,096
WOODBURY COUNTY, IOWA
A RESOLUTION CERTIFICATION (CANVASS) OF SPECIAL ELECTION RESULTS

WHEREAS, the SPECIAL ELECTION was held as prescribed by law on August 18, 2026, and;

WHEREAS, the Board of Supervisors and *ex officio* Board of Canvassers have canvassed the vote of said election in accordance with §50.24 of the *Code of Iowa*, now therefore;

NOW THEREFORE, BE IT RESOLVED that we, the undersigned members of the Board of Supervisors and *ex officio* Board of Canvassers of Woodbury County, Iowa, do hereby certify the following TURNOUT REPORT and RESULTS in the SPECIAL ELECTION, held August 18, 2026, and that no obvious clerical errors were identified during the canvass.

Sixty (60) people voted at the polls on election day.

Zero (0) absentee ballots were accepted for counting.

Zero (0) provisional ballots were accepted for counting (included in absentee total).

A total of Sixty (60) people voted.

CANDIDATES ELECTED BY THE VOTERS OF THE CITY OF SALIX:

Salix Council Member, to fill vacancy: Timothy W. Skidmore

APPROVED this 25th day of August, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Motion by Dietrich second by Nelson to receive for signatures the canvass of the Woodbury County August 18, 2026 City of Salix Special Election. Carried 5-0. Copy filed.

7. Motion by Nelson second by Bittinger to approve the requests for refund for KSL Properties for \$618.92 and Marc Sherman for \$184.45. Carried 5-0. Copy filed.

8. Information was presented by Daniel Bittinger, Board of Supervisors, and Kevin Grieme, Siouxland District Health, on Siouxland District Health Department 28E Agreement renewal. Copy filed.

9. Reports on committee meetings were heard.

10. Chad Small, Rural Salix resident, expressed concerns regarding the civility of the data center debates.

Michelle Skaff, Woodbury County Auditor Recorder, shared information that absentee ballot requests are now being accepted in the Auditor's Office for the November 3rd General Election. Ballots will begin to be mailed on October 14th and in person absentee voting will also begin on October 14th.

11. Board concerns were heard.

The Board adjourned the regular meeting until September 1, 2026.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/27/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: Karen James - Administrative Assistant

Wording for Agenda Item:

Approval of resolution for suspension of taxes for J.H.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Please consider this request for a tax suspension for J.H. If the Board approves this request, the suspension resolution requires the chairman's signature

Recommendation:

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/26/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: Karen James - Administrative Assistant

Wording for Agenda Item:

Approval of resolution for tax suspension for J.A. and A.A.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Please consider this request for a tax suspension for J.A. and A.A. If the Board approves this request, the suspension resolution requires the chairman's signature.

Recommendation:

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 08/27/2026

Weekly Agenda Date: 09/01/2026

Elected Official / Department Head / Citizen: Daniel Bittinger / Anna Bertrand (Citizen)

Wording for Agenda Item:

Sky Ranch Behavioral Services (SRBS) Opioid Funding Request

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

SRBS has successfully extended the impact of the first year of Opioid Remediation funding from November 2024 through summer 2026. Through strategic implementation, strong community partnerships, and careful fiscal management, SRBS maximized the County's investment while building sustainable infrastructure to support individuals and families impacted by substance use disorders. As a result of this funding, individuals involved in the criminal justice system engaged in peer recovery coaching services through partnerships including Family Treatment Court and Juvenile Drug Court, supporting recovery, family stability, and reduced barriers to treatment. SRBS also established and expanded Open Access services throughout Siouxland, increasing awareness of and access to behavioral health services. To date, approximately 41 individuals and families have participated in peer recovery coaching; over 115 youth, adults, and/or families have received screening, assessment, and/or navigation services; and more than 500 community members and over 35 agencies have received information, consultation, referral support, and access to behavioral health and recovery resources.

SRBS presented an informational overview of the program and its progress to the Woodbury County Board of Supervisors on July 7, 2026. The Opioid Remediation Funding Overview provided to the Board included program accomplishments, success stories, community impact, and the proposed bridge-to-sustainability strategy. These materials demonstrated the impact of the County's investment and the continued need for funding to maintain services while longer-term sustainable funding mechanisms are finalized.

The request for Year 2 funding remains aligned with SRBS's originally proposed plan and is intended to maintain continuity of services while continuing progress toward long-term sustainability. Year 2 funding will support the continued operation of peer recovery coaching and Open Access navigation services while SRBS further integrates peer recovery coaching into reimbursable funding streams and solidifies a sustainable long-term Open Access presence in Siouxland. This investment will help ensure continued barrier-free access to timely behavioral health screening, assessment, navigation, referral, treatment engagement, and recovery support services for youth, adults, and families across the region.

Recommendation:

It is recommended that the Woodbury County Board of Supervisors approve Year 2 Opioid Remediation funding for Sky Ranch Behavioral Services in the amount of \$181,986, effective July 1, 2026. SRBS will continue to provide progress and outcomes information to the Woodbury County Board of Supervisors, including program utilization, outcomes achieved, community impact, sustainability progress, and return on investment. A comprehensive final report will also be submitted at the conclusion of the Year 2 funding period.

Approved by Board of Supervisors on March 17, 2026

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: September 1st, 2026

*** PERSONNEL ACTION CODE:**

A - Appointment

T - Transfer

P - Promotion

D - Demotion

R-Reclassification

E- End of Probation

S - Separation

O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
McKinley, Yesenia	Building Services	09-07-2026	Custodian			S	Resigned
Pollema, Tanner	Sheriff's Office	09-14-2026	Deputy	\$39.94/hour		A	Authorization to Hire on 9/1/26. Entry Level Salary: \$39.94/hr
Boyle, Alex	Sheriff's Office	09-14-2026	Deputy	\$39.94/hour		A	Authorization to Hire on 9/1/26. Entry Level Salary: \$39.94/hr
Ruelas Hernandez, Jesus	Sheriff's Office	09-14-2026	Civilian Jailer	\$27.21/hour		A	Job Vacancy Posted on 7/8/2026. Entry Level Salary: \$27.21/hr.
Wines, Brock	Sheriff's Office	09-14-2026	Civilian Jailer	\$27.21/hour		A	Job Vacancy Posted on 7/8/2026. Entry Level Salary: \$27.21/hr.
Sitzmann, Stolen, Tracy	Juvenile Detention	09-28-2026	Youth Worker			S	Retired

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA

DATE: September 1st, 2026

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Sheriff's Office	Deputy (2)	CWA Deputy: \$32.27 - \$48.34/hr		
Juvenile Detention	Youth Worker - FT	AFSCME Juvenile: \$23.40 - \$33.11/hr		
Building Services	Custodian	AFSCME Courthouse: \$18.35 - \$23.23/hr		

Chairman, Board of Supervisors

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

Date: 08/27/2026 Weekly Agenda Date: 09/01/2026

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

WORDING FOR AGENDA ITEM:

Approve the renewal of Employee & Family Resources (EFR) as our employee assistance provider.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The EFR annual renewal is being presented

BACKGROUND:

Woodbury County provides EAP services to it's employees and reservists. EFR offers 6 in person sessions per incident and managerial referral services.

FINANCIAL IMPACT:

The cost of this service has gone up slightly from \$26.25 to \$27.60 per employee for a total of \$13,717.20

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

Yes ☐ No ☐

RECOMMENDATION:

Approve the motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve EFR as Woodbury County's EAP Provider



RENEWAL

PROPOSED FOR Woodbury County Iowa

RENEWAL DATE 10/01/2026

DUE DATE 09/15/2026

Renew at Current Benefit	☒	6 Session Core
Per Employee Per Year		\$27.60
Total Number of Employees Upon Renewal		497
Fee		
Investment Upon Renewal		\$13,717.20

Other Options	☐	
Total Number of Employees Upon Renewal		
Fee		
Investment Upon Renewal		

Pricing is based on one annual payment for a 12-month contract. Pricing is subject to change if the renewal date or the employee count changes.

Additional Services are available should you need them throughout the year. Those include Workplace Trainings, Mediation and Leadership Coaching. Please contact your Account Manager for more information.

SIGNATURE _____ DATE _____

Employee & Family Resources | 505 Fifth Ave, Suite 600 | 800.327.4692 | efr.org

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/27/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen:

Daniel Bittinger, Supervisor / Tina Bertrand, Treasurer

Wording for Agenda Item:

Abate taxes for Antiochain Orthodox / St. Thomas Church

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Last year, a consent agenda item was submitted by Board Administration for the 10/21/25 board meeting. This item was approved by the board and resolution #13,963 was signed. Unfortunately, this resolution was only for 2024 tax year based on the timeline of the exemption application and the effective date of the exemption. Shelby at the Assessor's office confirmed that the exemption has been filed and effective for the 2026 tax year. This, however, leaves the 2025 taxes still owing.

Recommendation:

Abating taxes pursuant to Iowa Code 427.3

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY, IOWA

RESOLUTION#

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, St. Thomas Orthodox Church of Sioux City is the titleholder of real estate Parcel #894728207004 and Parcel #894728133007 located in the City of Sioux City, Woodbury County, Iowa and legally described as follows:

Parcels #894728207004 & #894728133007

Lots Four (4), Five (5) and Six (6) in Block One Hundred and Seven (107), of Sioux City East Addition, in the County of Woodbury and State of Iowa

And

The South One-half of Lot Five (5) East of the West 100 Feet thereof, and all of Lot Six (6), lying East of the West 100 Feet thereof, and all of Lot Seven (7) and all of the South One-half of Lot Eight (8) and all of the vacated alley between said Lots Six (6) and Seven (7) and the South One-half of Lots Five (5) and Eight (8) in Block Sixty-seven (67), Sioux City East Addition

WHEREAS, the above-stated property has taxes owing for the 2025 tax year and the parcel is owned by St. Thomas Orthodox Church of Sioux City, and

WHEREAS, the organization, namely St. Thomas Orthodox Church of Sioux City is failing to immediately pay the taxes due; and

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 427.3 for the taxes owed for the 2025 tax year and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this _____ day of September 2026.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff
Woodbury County Auditor/Recorder

Mark Nelson, Chairman

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/26/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: John Malloy - WCICC-IT CIO

Wording for Agenda Item:

Motion to Approve New GIS Datum and Coordinate System Proposal with Dan Corbin, Inc.

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 positioning infrastructure in the United States relies on decades-old technology that no longer meets modern scientific and engineering needs. The problem with the existing positioning system datum is that it is now misaligned from the true center of the Earth by about 2.2 meters. The system relies on physical ground markings that have shifted, sunk or not resurveyed in decades causing horizontal and vertical errors. The Earth surface is dynamic and constantly moving, rotating and deforming due to plate tectonics, earthquakes and other natural occurrences. The National Geodetic Survey (NGS) is updating the nation's datum and coordinate systems in the Fall 2026 to replace inaccurate legacy measurement systems with high-precision, satellite-based models that track real-time horizontal and vertical changes in the Earth's surface. The new updated system of calculation called the Datum and the corresponding coordinate systems will result in shifts of 1.5 to 12ft horizontally and up to several feet vertically. Providing consistent, highly accurate data is crucial for things like flood mapping, engineering, construction and navigation. We must migrate our GIS to this new national system or risk being left behind as other counties and states update their location data around us. Over time, ignoring this update will introduce systematic errors into maps and projects, and increasingly invalidate our spatial data as it becomes misaligned and incompatible with modern data sources. The Iowa Governor

has also signed on as making the new NGS datum and coordinate systems the official standard in the state for measurement and location. We have a proposal on how to implement this change, and we have worked with Dan Corbin from Cedar Falls, IA in the past to resurvey and validate our countywide network of monuments and we know his quality of work. The cost of the project will be \$15,951. Approval has been received from the Woodbury County Finance/Budget Director, City of Sioux City Finance Budget Manager, the Woodbury County Assessor and the City Assessor. Woodbury County and the City of Sioux City will each pay one-third of the project, and the remaining one-third will be split between both the City and County Assessor's Offices.

Recommendation:

Motion to Approve New GIS Datum and Coordinate System Proposal with Dan Corbin, Inc.

Attachments:

[GIS Datum and Coordinate System Proposal with Dan Corbin, Inc.](#) 

Approved by Board of Supervisors on March 17, 2026

**Proposal to Readjust the
Woodbury County Geodetic Control Network
08-26-2026**

A. PURPOSE

The purpose of this estimate is to provide all labor and materials required to readjust the existing Woodbury County geodetic control network. The network readjustment will rely on the National Spatial Reference System (NSRS) 2022 modernization currently being rolled out by the National Geodetic Survey (NGS).

B. INTRODUCTION

The original Woodbury County geodetic control network was installed and measured by Deni Associates in 1998. In 2012 Dan Corbin, Inc. (DCI) conducted a new county-wide GPS survey and least squares network adjustment. The 2012 county-wide GPS survey was adjusted to the latest NGS horizontal datum: NAD 83(NA2011) and NGS vertical datum: NAVD 88. In 2015 DCI published IARCS Zone 4 coordinates for the network.

NGS has begun a phased rollout of the new NSRS 2022 modernized mapping datums. Once the rollout is complete the new NSRS 2022 horizontal and vertical datums will become the official mapping datums for all geospatial applications in the United States. The new NSRS 2022 mapping datums will replace the existing NGS datums currently in use and all existing NGS datums become obsolete.

NGS has described three methods for transitioning existing data to the modernized NSRS:

1. **Resurvey:** *Return to the field and collect new observations, relying on geodetic control that has coordinates in the new datum.*
2. **Readjust:** *Using existing observations, re-compute new coordinates based on geodetic control that has been defined in the new datum.*
3. **Transform:** *Take finished products that have coordinates in the old datum and use transformation software to estimate coordinates in the new datum.*

The Woodbury County network existing observations collected in 2012 are available. DCI will use a hybrid of the second method, "**Readjust: Using existing observations...**" to transition the existing Woodbury County control network to the modernized NSRS. This method is less costly and will maintain the accuracy of the 2012 control network.

C. SCOPE OF SERVICES

New static GNSS field observations will be collected on four existing Woodbury County geodetic control network monuments. The four existing network monuments will be selected by DCI and located near the extents of the Woodbury County network. The static GNSS observations will be processed, constrained to the CORS network and submitted to NGS for inclusion in the national adjustment. Once the NSRS 2022 datums have been released by NGS, the existing 2012 countywide network will be readjusted to geodetic control points defined in the new 2022 datum. Passive NGS control marks included in the existing 2012 network and defined in the new 2022 datum will also be evaluated for inclusion in the new 2022 network adjustment.

The GNSS field observations and 2022 network readjustment will be performed under the direct supervision of Gary G. Brown P.L.S., a duly licensed Land Surveyor in the State of Iowa.



D. Static GNSS Field Observations (Late 2026)

Four (4) existing Woodbury County network monuments will be selected and occupied with new GNSS observations.

- Monuments previously included in the 2012 network and near the periphery of the existing network will be selected by DCI for inclusion.
- Static observations will be collected with survey-grade GNSS receivers.
- Minimum 4-hour simultaneous network observations will be collected.
- GNSS observations will be post processed using nearby CORS and precise orbits.
- 3D RMS values will be computed for quality assurance.
- Observations will be submitted to NGS as OPUS Shared Solutions.

Four (4) New GNSS Observations. \$6,801

E. NATRF2022 & NAPGD2022 Network Readjustment (Early 2027, Pending NGS Release)

Readjust the Woodbury County network using the existing 2012 GNSS observations and re-compute new coordinates based on the above four network monuments that have been defined in the new 2022 datum. Readjustment incorporates:

- North American Terrestrial Reference Frame 2022(NATRF2022)
 - New Horizontal Datum to be released by NGS
- North American-Pacific Geopotential Datum of 2022(NAPGD2022)
 - New Vertical Datum to be released by NGS
- International Foot
 - New Unit of Measure (replaces the US Survey Foot)
- Least squares network adjustment
 - PLS Certification by Gary G. Brown, P.L.S.
- Project deliverables
 - 2022 Iowa State Plane Coordinates: Iowa Zone 4, SIOX.
 - Network adjustment summary including adjustment statistics. (pdf)
 - Map of network points and vectors. (pdf)
 - AutoCAD drawing with point locations. (dwg)
 - XYZ point listing including geographic coordinates. (xls)

Network Readjustment. \$5,963

F. Modernized Monument Records (2027)

Republish the Monument Records from the 2012 Woodbury Co. GPS Report with the new NATRF2022 horizontal and NAPGD vertical point coordinate data, including geographic coordinates and mapping attributes. Republish monument records with the existing field ties from the 2012 report. Provide one hard copy and one digital copy.

Cost \$3,600

G. TERMS AND CONDITIONS

The services performed for this project will be invoiced as the work is completed.

The costs provided in this contract are good faith estimates. DCI will not exceed these costs without previous consent from the Client. In the event the scope of service does change and require additional work; all additional work will be invoiced at an hourly rate of \$175/hr.

Payment terms are as follows: Net 15 days – 1.5% per month on all accounts over 15 days unless otherwise specified by the Client at the time of contract.

The costs in this Proposal are valid for 120 days from the date hereof and become binding if signed and delivered by both parties during that period.

H. LIMITATION OF DAMAGES

In the event of the breach of this Agreement by either party, it's agents or employees, or any claim of damages by one party against the other, based on any legal or equitable claim, the parties agree that the amount of damages that may be recovered by any party shall be limited to a sum no greater than the total amount of the payments to be made pursuant to this Agreement.

I. SAVING CLAUSE

Should any provisions of this contract be deemed unenforceable by a court of law, all the other provisions shall remain in effect.

J. DELIVERY SCHEDULE – SCOPE OF SERVICES

This proposal is based on the best currently available delivery schedule provided by NGS. In the event NGS changes the modernization delivery schedule and/or changes the scope of their modernization services; DCI may reevaluate the proposal delivery schedule and incorporate changes to the scope of services listed in this proposal.

Dan Corbin, Inc.
28 River Ridge Lane
Cedar Falls, IA 50613
Email: dcorbin54@gmail.com

Woodbury County

By: Dan Corbin
Dan Corbin, President

By: _____
Woodbury County

Date 8/26/2024

Date _____

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/26/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

FY27 Capital Improvement Requests - Increase the amount allocated to Conservation project of Waterfall retaining wall, sidewalk, steps and railings replacement by \$19,650 to a new total of \$121,125.00 - CIP Review

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Contractor ran into unexpected problems on waterfall retaining wall project that was approved in the amount of \$101,475 on 6/23/26; stoop footing had settled and pulled away from wall at rear entrance to Nature center and had to be removed and replaced. Reason it had settled and pulled away was an area of high moisture that had to be over excavated and built back up so footing could be poured so it wouldn't happen again. Total increase is \$19,650. Original Budget for FY27 Capital Improvements was \$1,200,000. Amount previously approved was \$1,120,893, leaving \$79,107 unallocated. If increase to Conservation project approved, it would leave \$59,457 unallocated

Recommendation:

Approve the increase of \$19,650 to the Conservation waterfall retaining wall project.

Attachments:

[Attachment 1](#) 

[Attachment 2](#) 

Approved by Board of Supervisors on March 17, 2026

SEWALSON CONTRACTING, INC

916 North Martha Street

Sioux City, IA 51105

Ph. 712-258-7193 Cell. 712-253-1490 dsewalson1@yahoo.com

Title: To over excavate the existing saturated fill
down to natural soils

Date: 8-23-2026

Project: Dorothy Pecaut Nature Center

Job: Retaining Wall Replacement

To: Dan Heissel
Woodbury County Conservation Board
Dorothy Pecaut Nature Center
4500 Sioux River Road
Sioux City, IA 51109-1657
Office 712-258-0838

Contract No:

Description

Cost \$ 5,300.00

To over dig down to existing natural soils approximately 24 to 36 inches below out existing over excavation for the new two-tired retaining walls, to construct a stabile area for the new retraining walls, to proof roll and to demonstrate that we have a solid area, to install 54 tons of modified base quantize, now we have a solid base to begin to construct the new retaining walls. This includes, 54 tons of modified base, E85 excavator, Kubota machine time, labor.

Original Contract Sum:	\$ 101,475.00
Previous Net Changes:	\$ 14,350.00
This Change Order Amount:	\$ 5,300.00
New Contract Sum:	\$ 121,125.00

ACCEPTED:
Sewalson Contracting, Inc.

Subcontractor

By (Signature)

By (Signature)

Date

Date

No changes to this document shall be made. If changes or
mark-ups are noted on the CO, a revised CO will be sent
for signature(s).

SEWALSON CONTRACTING, INC

916 North Martha Street

Sioux City, IA 51105

Ph. 712-258-7193 Cell. 712-253-1490 dsewalson1@yahoo.com

Title: Replace stoup footings and landing

Date: 8-23-2026

Project: Dorothy Pecaut Nature Center

Job: Retaining Wall Replacement

To: Dan Heissel

Contract No:

Woodbury County Conservation Board

Dorothy Pecaut Nature Center

4500 Sioux River Road

Sioux City, IA 51109-1657

Office 712-258-0838

Description

Cost \$ 14,350.00

Replace concrete stoup footing to over dig down to existing footing approximately 16' to pour a footing 5'-6" x 10'-6" x 16'-0" tall in three lifts as we build the retaining walls, to pour a new landing at the existing south exit door. This includes #4 rebar in all new concrete, C-4 concrete, sand for backfill, 2" poly foam, concrete Simons pans, excavation, machine time and labor

Original Contract Sum:	\$ 101,475.00
Previous Net Changes:	\$ -0-
This Change Order Amount:	\$ 14,350.00
New Contract Sum:	\$ 115,825.00

ACCEPTED:

Sewalson Contracting, Inc.

Subcontractor

By (Signature)

By (Signature)

Date

Date

No changes to this document shall be made. If changes or mark-ups are noted on the CO, a revised CO will be sent for signature(s).

FY27 CIP Requests			
CIP Bond Issue (Debt Service Fund)			
Dept	Project Name	Original Amount	Current Amount
Auditor	Year 1 - Security	65,515	65,515
Auditor	Year 2 - Repairs	39,288	-
Auditor	Year 3 - Workstations	95,022	-
Bldg. Svs	Trosper-Hoyt Entrance, ADA Ramp, Facade	160,000	160,000
Bldg. Svs	Courthouse Wheelchair Lifts	162,000	162,000
Bldg. Svs	LEC Sign, Bus Shelter, Sidewalk	50,000	50,000
Bldg. Svs	Tri-View Parking Lot	5,000	-
Bldg. Svs/JD	Trosper-Hoyt JD specific repairs	225,000	225,000
Board	Loan Note Fees	20,000	20,000
Conservation	Water Fall, retaining wall, sidewalk	101,475	121,125
Conservation	Retaining Wall	42,800	42,800
Conservation	Observation Deck	15,000	15,000
District Health	HVAC	48,652	-
EMS	Driveway	41,928	41,928
EMS	Roof Maintenance	300,000	300,000
EMS	Air Compressor *	135,000	-
EMS	Pickup/Plow *	90,000	-
Sec Rds.	Real Estate for Hornick Shop	140,000	-
Sheriff	Radio Equipment	106,809	-
Sheriff	Body Scanner	201,500	201,500
Treasurer	Anthon Office	34,274	-
WCICC	Hyper-Converged Infrastructure Refresh	500,000	612,918
WCICC	Multifunction Printers & PCs	100,000	25,000
Total CIP Requests		2,679,263	2,042,786
		Approved	1,120,893
		On Agenda	19,650
		Total	1,140,543
* Not eligible for CIP debt. Other options are Gaming or reserves			

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/25/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

General Obligation Capital Loan Notes, Series 2026A - Public Hearing on the proposed reallocation of Unspent Proceeds - Resolution instituting proceedings to take additional action and approving the reallocation

Action Required:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☐

Hold Public Hearing ☒

Informational ☐

Attachments ☒

Set Time: 4:45

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Approximately \$440,000 of money that was allocated to the demolition of the Old LEC is unspent. This resolution reallocates the unspent proceeds to Trosper Hoyt and the Courthouse for various public building projects.

Recommendation:

Approve the reallocation resolution

Attachments:

[Attachment 1](#) 

[Attachment 2](#) 

Approved by Board of Supervisors on March 17, 2026



Ahlers & Cooney, P.C.

Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Jason L. Comisky

515.246.0337

jcomisky@ahlerslaw.com

August 25, 2026

Via E-mail Only

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

Re: Woodbury County, State of Iowa – Reallocation of Unspent Proceeds
General Obligation Capital Loan Notes, Series 2026A

Dear Ryan:

With this letter I am enclosing suggested proceedings for the hearing on a proposal to reallocate certain unspent proceeds of the General Obligation Capital Loan Notes, Series 2026A, which show as a first step receipt of any oral or written objections from any resident or property owner to the proposed action of the Board to reallocate the unspent proceeds. A summary of any objection received or made, if any, should be attached to the proceedings. If the Board decides to proceed, the resolution directs that the County Auditor take such action as may be necessary to implement the reallocation and to cause the records and accounts of the County to reflect the same.

Please return a completed copy of the proceedings, via email followed up by a hard copy, filled in as the original and certified back to us. If you have any questions pertaining to the proceedings enclosed or this letter, please do not hesitate to either write or call.

Ahlers & Cooney, P.C.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason L. Comisky', is written over a faint, larger version of the signature.

Jason L. Comisky
FOR THE FIRM

JLC:qm

Enclosures

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

4919-0185-9515-1\18799-052

ITEMS TO INCLUDE ON AGENDA FOR SEPTEMBER 1, 2026

WOODBURY COUNTY, IOWA

General Obligation Capital Loan Notes, Series 2026A

- Public hearing on the proposed reallocation of Unspent Proceeds.
- Resolution instituting proceedings to take additional action and approving the reallocation.

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

September 1, 2026

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

Absent: _____

Vacant: _____

* * * * *

The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the proposed reallocation of not to exceed \$440,000 of unspent proceeds of the General Obligation Capital Loan Notes, Series 2026A, in order to provide funds to pay costs of i) the erection, equipping, remodeling, reconstruction, additions or extensions of Trospen Hoyt and (ii) the erection, equipping, remodeling or reconstruction of various public building projects, including the site or grounds thereof, including replacement of a freight elevator at the Courthouse, and that notice of the proposed action by the Board to institute proceedings for the proposed reallocation had been published pursuant to the provisions of Sections 331.301(5) and 331.443 of the Code of Iowa.

The Chairperson then asked the Auditor whether any written objections had been filed by any County resident or property owner to the proposed reallocation. The Auditor advised the Chairperson and the Board that _____ written objections had been filed. The Chairperson then called for oral objections to the proposed reallocation and _____ were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Board then considered the proposed action and the extent of objections thereto.

Board Member _____ introduced the following Resolution entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION AND APPROVING THE REALLOCATION OF CERTAIN UNSPENT PROCEEDS OF THE GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026A, OF WOODBURY COUNTY, IOWA", and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION AND APPROVING THE
REALLOCATION OF CERTAIN UNSPENT PROCEEDS OF
THE GENERAL OBLIGATION CAPITAL LOAN NOTES,
SERIES 2026A, OF WOODBURY COUNTY, IOWA

WHEREAS, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to institute proceedings for the reallocation of certain unspent proceeds, in the amount of not to exceed \$440,000 (the "Unspent Proceeds") of the General Obligation Capital Loan Notes, Series 2026A, of Woodbury County, Iowa, to provide funds to pay costs of i) the erection, equipping, remodeling, reconstruction, additions or extensions of Trosper Hoyt and (ii) the erection, equipping, remodeling or reconstruction of various public building projects, including the site or grounds thereof, including replacement of a freight elevator at the Courthouse, and has considered the extent of objections received from residents or property owners as to said proposal and, accordingly the following action is now considered to be in the best interests of the County and residents thereof.

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

Section 1. That this Board does hereby institute proceedings and takes additional action for the reallocation of the Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2026A to pay costs of i) the erection, equipping, remodeling, reconstruction, additions or extensions of Trosper Hoyt and (ii) the erection, equipping, remodeling or reconstruction of

various public building projects, including the site or grounds thereof, including replacement of a freight elevator at the Courthouse, is in all respects authorized and approved.

Section 2. The Auditor is authorized and directed to take such action as may be necessary to effect and implement the foregoing reallocation of the Unspent Proceeds as described herein, and to cause the records and accounts of the County to reflect the same.

PASSED AND APPROVED this 1st day of September, 2026.

Chairperson

ATTEST:

County Auditor

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

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

(SEAL)

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 8/25/2026 Weekly Agenda Date: 9/1/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

\$4,555,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes -
Resolution approving electronic bidding procedures and distribution of the Preliminary Official
Statement

Action Required:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☐

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Construction costs up to June 30, 2026, less stockpiled materials were \$6,745,928. Woodbury County was awarded a Surface Transportation Block Grant in the amount of \$2,030,000. Woodbury County was also awarded a RISE grant that will be applied at a ratio of 21%. The net cost after the grants are taken into account is \$4,483,695. The amount of \$4,555,000 also includes the cost of legal and issuance costs.

Recommendation:

Approve the resolution

Attachments:

[Attachment 1](#) 

[Attachment 2](#) 

Approved by Board of Supervisors on March 17, 2026

FINANCING TIMELINE

WOODBURY COUNTY, IOWA General Obligation Capital Loan Notes Series 2026B

Regular Meeting: Set Date for Public Hearing	March 31
——— Publish Notice of Hearing (not less than 10 nor more than 20 days prior to hearing)	
Regular Meeting: Hold Public Hearing	April 28
Final Draft POS Circulated	August 20
Final Comments to POS Due	September 1
Regular Meeting: Approve Preliminary Official Statement	September 1
POS Printed for Distribution	by September 8
Notes Competitive Sale @ 11:00 am	September 22
Regular Meeting: Award Bid @ 4:30 pm	September 22
Regular Meeting: Approve Issuance Resolution	October 6
Close Bonds (no meeting necessary)	October 21

August 2026							September 2026							October 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31
30	31																			

Board of Supervisors meets every Tuesday at 4:30 pm

*Subject to change



Ahlers & Cooney, P.C.
Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Jason L. Comisky
515.246.0337
jcomisky@ahlerslaw.com

August 25, 2026

Via Email Only

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

Re: Woodbury County, State of Iowa- \$4,555,000 (Dollar Amount Subject to Change)
General Obligation Capital Loan Notes, Series 2026B

Dear Ryan:

I am enclosing the following proceedings to cover approval of the Preliminary Official Statement and electronic bidding regarding the above referenced matter. The Terms of Offering include language to permit the use of electronic bidding. You should have the recommendation from UMB Financial Services, Inc. that electronic bidding procedures be utilized for this Note sale. Based upon this recommendation, Iowa Code requires that the Board make a finding that the recommended procedure will provide reasonable security and maintain the integrity of the competitive bidding process and facilitate the delivery of bids by interested parties under the circumstances of the particular sale. The proceedings enclosed are prepared on the basis that the Board will agree with the recommendation and make the necessary findings.

The proceedings also approve the Preliminary Official Statement and authorize its distribution. UMB Financial Services, Inc. prepared a draft of the Preliminary Official Statement for the County. You should give this to the Board, and have provided comments to UMB Financial Services, Inc. on behalf of the County for the final Preliminary Official Statement. If that has not been done prior to the meeting, then the Official Statement should not be approved, and the Resolution will need to be modified.

You should be aware that the preparation of the Official Statement is subject to Federal Securities Law regulation and should be certain that any facts and representations contained in the Official Statement are both accurate in all material respects and not omitting any information material to the County's financial conditions, to and including the date of the delivery of the above-referenced Notes.

Please return a completed copy of the proceeding via email, followed up by a hard copy, filled in as the original and certified back to us. A certificate to attest the proceedings is attached as well.

If you have any questions pertaining to the proceedings enclosed or this letter, please do not hesitate to either write or call.

Ahlers & Cooney, P.C.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason L. Comisky".

Jason L. Comisky
FOR THE FIRM

JLC:qm
Enclosure

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

ITEMS TO INCLUDE ON AGENDA FOR SEPTEMBER 1, 2026

WOODBURY COUNTY, IOWA

\$4,555,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes

- Resolution approving electronic bidding procedures and distribution of the Preliminary Official Statement.

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

September 1, 2026

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

Absent: _____

Vacant: _____

* * * * *

Board Member _____ introduced the following resolution entitled "RESOLUTION APPROVING ELECTRONIC BIDDING PROCEDURES AND DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT", and moved that the resolution be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION APPROVING ELECTRONIC BIDDING
PROCEDURES AND DISTRIBUTION OF THE PRELIMINARY
OFFICIAL STATEMENT

WHEREAS, Woodbury County, Iowa is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403 and the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan and of capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts which assist in economic development through the creation of jobs and wealth including the Southbridge Interchange Project; and

WHEREAS, the County has, in accordance with Sections 331.441(2)(b)(14), 331.441(2)(b)(16), 331.443 and 403.12 of the Code of Iowa, held public meetings and hearings upon the proposal to institute proceedings for the issuance of Notes for the aforesaid essential corporate purposes; and

WHEREAS, in conjunction with its Municipal Advisor, UMB Financial Services, Inc. the County has caused an Official Statement to be prepared outlining the details of the proposed sale of the Notes; and

WHEREAS, the Board has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Board deems it in the best interests of the County and the residents thereof to receive bids to purchase such Notes by means of electronic internet communication.

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

Section 1. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Chairperson and Auditor, upon the advice of bond counsel and the County's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Notes for sale.

Section 2. That the receipt of electronic bids through the PARITY® Competitive Bidding System described in the Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

PASSED AND APPROVED this 1st day of September, 2026.

Chairperson

ATTEST:

County Auditor

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

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

(SEAL)

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 8/26/26 Weekly Agenda Date: 9/1/26

Elected Official / Department Head / Citizen: Supervisor Mark Nelson

Wording for Agenda Item:

Approval to Purchase up to 2 Tables for the Siouxland Chamber of Commerce Annual Dinner

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 40th Annual Sioux City Chamber of Commerce Annual Dinner will take place on September 24th. In the past the board has purchased tables to send elected officials and staff to the event. The cost per table is \$1,200. Gaming funds would be a non-tax means to pay for this event.

Recommendation:

Discussion and approval to sponsor a table or 2 and have county officials and staff attend the event.

Approved by Board of Supervisors on March 17, 2026