



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (SEPTEMBER 29, 2026) (WEEK 40 OF 2026)

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

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Matthew A. Ung
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held September 29, 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

3:30 p.m. Closed Session {Iowa Code Section 21.5 (1) (c)} **Dennis Butler Meeting Room**

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

1. Approval of agenda

Action

Consent Agenda

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

2. Approval of the minutes of September 22, 2026, meeting
3. Approval of claims
4. County Auditor – Michelle Skaff
Receive the appointment of John Heilman to fill the Rock Township Clerk vacancy

5. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
 - c. Approval for the Chairman to sign the Mutual Agreement to Terminate Medical Examiner Investigator Professional Services Agreement
 - d. Approval of the Memorandum of Understanding (MOU) between Woodbury County and the Communication Workers of America (CWA), Secondary Roads Unit, establishing the position of Senior Engineering Technician III
6. Board Administration – Karen James

Approval of resolution for a tax suspension for P.A.

End of Consent Agenda

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| <ol style="list-style-type: none"> 7. Board of Supervisor – Dan Bittinger <p>Informational presentation by Midwest Diesel Tech Academy</p> 8. Board Administration – Ryan Ericson <ol style="list-style-type: none"> a. Approval of Engagement Letter - Termination of the Platinum Grain Urban Renewal Area and associated repealing ordinance b. Approval of the annual Urban Renewal Report for FY26 9. County Treasurer – Tina Bertrand <p>Information regarding Salix Drainage levy and tax statement issuance</p> 10. Reports on Committee Meetings 11. Citizen Concerns 12. Board Concerns | <p>Information</p> <p>Action</p> <p>Action</p> <p>Information</p> <p>Information</p> <p>Information</p> <p>Information</p> |
|--|--|

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., SEP 28	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
THU., OCT 1	12:00 p.m.	SIMPCO Regional Policy & Legislative Committee Meeting, 6401 Gordon Dr.
MON., OCT 5	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., OCT 7	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.
THU., OCT 8	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., OCT 14	7:30 a.m.	SIMPCO Executive Finance Committee, 6401 Gordon Drive
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
THU., OCT 15	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., OCT 16	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
WED., OCT 21	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
MON., OCT 26	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
MON., NOV 2	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., NOV 4	7:30 a.m.	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	11:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., NOV 5	12:00 p.m.	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.

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

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

SEPTEMBER 22, 2026, THIRTY-NINETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, September 22, 2026, at 2:30 p.m. Board members present were Bittinger II (by phone), 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.

Motion by Nelson second by Bittinger to go into closed session per Iowa Code Section 21.5(1)(c). Carried 3-0 on roll-call vote.

Carper entered the meeting at 2:46pm.

Dietrich entered the meeting at 2:51pm.

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

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

1. Motion by Nelson second by Dietrich to approve the September 22, 2026 agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the September 15, 2026 meeting. Copy filed.
3. To approve the claims totaling \$536,836.21. Copy filed.
4. To receive the appointment of Rodney Hamm, 146 W Creek Dr., Lawton, as the City of Lawton Mayor, previously held by Jesse Pedersen, until the next regular/general election. Copy filed.
- 5a. To approve the promotion of Nathaniel Kisner, Jail Sergeant, County Sheriff Dept., effective 08-31-2026, \$40.33/hour, 43%=\$12.14/hr. Promotion.; the separation of Laysa Vazquez, Youth Worker, Juvenile Detention Dept., effective 09-10-2026. Resigned.; the appointment of Janet Strain, Clerk II, County Attorney Dept., effective 09-23-2026, \$20.41/hour. Job Vacancy Posted on 9/9/26. Entry Level Salary: \$20.14/hr.; the appointment of Jerome Jones, Youth Worker – PT, Juvenile Detention Dept., effective 09-23-2026, \$23.40/hour. Job Vacancy Posted 8/12/26. Entry Level Salary: \$23.40/hr.; the appointment of Nicholas Erickson, Paramedic – PT, Emergency Services Dept., effective 09-28-2026, \$28.48/hour. Job Vacancy Posted on 7/1/26. Entry Level Salary: \$28.48/hr.; the reclassification of Neal Reynolds, Equipment Operator, Secondary Roads Dept., effective 09-28-2026, \$29.37/hour, 3%=\$0.88/hr. Per CWA Roads – End of Probation Period. Move to Step 1.; the reclassification of Kade Carney, Custodian, Building Services Dept., effective 09-28-2026, \$19.24/hour, 5%=\$0.89/hr. Per AFSCME Courthouse – Move to Step 2. Anniversary Date: 9/30/26.; and the separation of Kimberly Grieve, Clerk III, County Auditor – Elections, effective 12-31-2026. Retired. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Youth Worker – PT, Juvenile Detention Dept. AFSCME Juvenile: \$23.40/hour. Copy filed.
- 5c. To approve the liability and property coverage for three Woodbury County drones. Copy filed.

Carried 5-0.

6. Motion by Nelson second by Dietrich to receive for signatures a Resolution of Certification (Canvass) of Multi-Jurisdiction Election Results, Special Election. Carried 5-0

RESOLUTION #14,113
A RESOLUTION CERTIFICATION (CANVASS) MULTI-JURISDICTION ELECTION
RESULTS, SPECIAL ELECTION

WHEREAS, the MAPLE VALLEY-ANTHON OTO COMMUNITY SCHOOL SPECIAL ELECTION was held as prescribed by law on September 8, 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 RESULTS in the SPECIAL ELECTION, held September 8, 2026, and that no obvious clerical errors were identified during the canvass.

PUBLIC MEASURE ADOPTED BY VOTERS OF THE RESPECTIVE JURISDICTION:

Public Measure MVAO (Maple Valley - Anthon Oto Revenue Purpose Statement – State of Iowa Secure and Advanced Vision for Education Fund)

APPROVED this 22nd day of September, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Dietrich to receive Canvass showing the abstract of votes with 153 “yes” votes and 66 “no” votes. Carried 5-0. Copy filed.

- 7a. A public hearing was held at 4:35 p.m. for the sale of parcel #894721336011, 615 17th St. The Chairperson called on anyone wishing to be heard.

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

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894721336011, 615 17th St., to U22 Maya Properties LLC, 710 19th St, Sioux City, for \$6,000.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #14,114**

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

By U22 Maya Properties LLC in the sum of Six Thousand Dollars & 00/100 (\$6,000.00)-----
-----dollars.

For the following described real estate, To Wit:

Parcel #894721336011

The East Thirty-Nine and One-Half feet (E 39 ½) of the West One-Half (W ½) of Lots Seven (7), Eight (8) and Nine (9), in Block Fourteen (14) Higman’s Second Addition to Sioux City in the County of Woodbury and State of Iowa (615 17th Street)

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

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

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

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

SO DATED this 22nd Day of September, 2026.
 WOODBURY COUNTY BOARD OF SUPERVISORS
 Copy filed.

- 7b. A public hearing was held at 4:37 p.m. for the sale of parcel #884706428015, 2550 S. Patterson St. The Chairperson called on anyone wishing to be heard.

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

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #884706428015, 2550 S. Patterson St., to Alejandro De Anda, 48224 332nd St, Jefferson, for \$1,528.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS
 OF WOODBURY COUNTY, IOWA
 RESOLUTION #14,115**

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

By Alejandro De Anda in the sum of **One Thousand Five Hundred Twenty-eight Dollars & 00/100 (\$1,528.00)**-----dollars.

For the following described real estate, To Wit:

Parcel #884706428015

Except South 54 feet (S 54') of Lot One (1) and Except Part to City of Vacated Bryan Road Adjacent lying West of East line of vacated N-S Alley of Block Seven (7) of the Normandy Addition, City of Sioux City in the County of Woodbury and State of Iowa (2550 S. Patterson Street)

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

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

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

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

SO DATED this 22nd Day of September, 2026.
 WOODBURY COUNTY BOARD OF SUPERVISORS
 Copy filed.

- 8a. Motion by Nelson second by Dietrich to award the bid for propane heating for county buildings for FY2027 to Rodney Propane, Hornick, IA, for \$62,385.35. Carried 5-0. Copy filed.
- 8b. Motion by Nelson second by Dietrich to approve the plans for project #L-(G-146)—73-97. Carried 5-0. Copy filed.
 Motion by Nelson second by Dietrich to approve funding for project #L-(G-146)—73-97 from General Basic. Carried 5-0.
- 9a. Motion by Nelson second by Dietrich to receive a report from Nate Summers with UMB. Carried 5-0. Copy filed.
 Motion by Nelson second by Dietrich to approve the receipt of bids of \$4,555,000 (subject to adjustment per terms of offering) General Obligation Capital Loan Notes, Series 2026B. Carried 5-0. Copy filed.
- 9b. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution directing sale of \$4,555,000 (Subject to Adjustment per Terms of Offering) General Obligation Capital Loan Notes, Series 2026B. Carried 5-0.

**RESOLUTION #14,116
 RESOLUTION DIRECTING SALE OF \$4,555,000 (SUBJECT
 TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL
 OBLIGATION CAPITAL LOAN NOTES, SERIES 2026B**

WHEREAS, bids have been received for the Notes described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

**\$4,555,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION
 CAPITAL LOAN NOTES, SERIES 2026B**

Bidder: Robert W. Baird & Co of Milwaukee, WI

The terms of award:

Final Par Amount as adjusted: \$4,555,000
 Purchase Price as adjusted: \$ 4,815,024
 True Interest Rate: 3.9943%
 Net Interest Cost: \$986,675

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

Section 1. That the bid for the Notes as above set out is hereby determined to be the best and most favorable bid received and, the Notes are hereby awarded as described above.

Section 2. That the statement of information for Note bidders and the form of contract for the sale of the Notes are hereby approved and the Chairperson and Auditor are authorized to execute the same on behalf of the County.

Section 3. That all acts of the County Treasurer and other officials done in furtherance of the sale of the Notes are hereby ratified and approved.

PASSED AND APPROVED this 22nd day of September, 2026.
 WOODBURY COUNTY BOARD OF SUPERVISORS
 Copy filed.

- 10. Reports on Committee meetings were heard.

11. Carla Swingen, Luton, addressed the board regarding rezoning a property.

12. Board concerns were heard.

The Board adjourned the regular meeting until September 29, 2026.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/21/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Michelle Skaff

Wording for Agenda Item:

To receive the appointment of John Heilman to fill the Rock Township Clerk vacancy.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Kris Meins, former Rock Township Clerk resigned.

Recommendation:

To receive the appointment of John Heilman to fill the Rock Township Clerk vacancy.

Attachments:

[Rock Township Clerk vacancy appointment](#) 

Approved by Board of Supervisors on March 17, 2026

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Michelle K. Skaff, Woodbury County Auditor/Recorder & Commissioner of Elections

From: Rock Township School/City/Township/
Jason Meins Extension/Soil & Water
Secretary/Clerk
9-21-26 Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Clerk
Name John Heilman
Address 4777 180th St.
City/Zip Cushing, Ia. 51018
Date of appointment 9-20-26

This appointment is to fill the office previously held by:

Kris Meins
(Name of previous official)

FILED-WOODBURY CO AUDITOR
SEP 21 2026 PM1:58

RETURN TO: Michelle K. Skaff
Woodbury County Commissioner of Elections
620 Douglas St, Rm 103
Sioux City, IA 51101

2HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: September 29, 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
Ford, Elizabeth	Medical Examiner's Office	09-30-2026	Morgue Operations Coordinator	\$94,555.76/year		A	Job Vacancy Posted 08/12/2026. Entry Level Salary: \$94,555.76/yr
Nunez-Diaz, Stefani	Juvenile Detention	10-03-2026	Youth Worker			S	Resigned

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA

DATE: September 29, 2026

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Juvenile Detention	Youth Worker - PT	AFSCME Juvenile: \$23.40/hour		
Building Services	Custodian	AFSCME Courthouse: \$18.35/hour		

Chairman, Board of Supervisors

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/24/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Melissa Thomas, Human Resources Director

Wording for Agenda Item:

Approval for the Chairman to sign the Mutual Agreement to Terminate Medical Examiner Investigator Professional Services Agreement.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

This agreement will terminate the original Professional Services Agreement with Elizabeth Ford, which was approved in 2024.

Recommendation:

Motion to Approve the Mutual Agreement to Terminate the Medical Examiner Investigator Professional Services Agreement

Approved by Board of Supervisors on March 17, 2026

**MUTUAL AGREEMENT TO TERMINATE MEDICAL EXAMINER INVESTIGATOR
PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT is made as of the 29 day of September, 2026, by and between Woodbury County, Iowa ("County"), and Elizabeth Ford ("Contractor").

Recitals

WHEREAS, Contractor and County entered into that certain Medical Examiner Investigator Professional Services Agreement ("PSA") effective May 8, 2024, and

WHEREAS, due to the hiring of Contractor by the County for another position, the parties desire to terminate the PSA.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

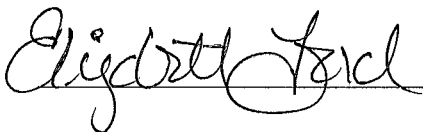
1. Termination of PSA.

- a. Unless terminated earlier as expressly allowed under the PSA, the PSA shall terminate and Contractor's status as an independent contractor of the County under that PSA shall end as 11:59 p.m., on September 29th (the "Termination Date").
- b. Except as set forth herein, the parties expressly reaffirm all applicable provisions of the PSA, setting forth the respective rights and duties of the parties during the remaining term of the PSA and post-termination, and all other provisions of the PSA that expressly survive the termination.

2. Conflict. To the extent there is a conflict between this Agreement and the terms of the PSA, this Agreement shall control.

Signed and dated by the parties on the respective dates set forth below.

Elizabeth Ford

_____

Date: 9/29/26

Woodbury County, Iowa

By: _____
Mark Nelson, Chairman of the
Board of Supervisors

Date: _____

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/24/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Melissa Thomas, Human Resources Director

Wording for Agenda Item:

Approval of the Memorandum of Understanding (MOU) between Woodbury County and the Communication Workers of America (CWA), Secondary Roads Unit, establishing the position of Senior Engineering Technician III

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

This position was approved by the Board of Supervisors as part of the budget improvement process. At the highest wage rate, the estimated budget impact is \$15,772.18.

Recommendation:

Motion to approve the Memorandum of Understanding (MOU) between Woodbury County and the Communication Workers of America (CWA), Secondary Roads Unit, establishing the position of Senior Engineering Technician III

Approved by Board of Supervisors on March 17, 2026

Memorandum of Understanding

This Memorandum of Understanding entered into by and between Woodbury County, Iowa ("Employer") and the Communications Workers of America, Secondary Roads ("Union"), effective as of the date the last party signs ("Effective Date"), and continuing until such time as the parties shall agree otherwise:

1. The current Master Contract between Employer and Union is effective July 1, 2024 through June 30, 2027 ("Union Contract").

2. The parties desire to create a new Senior Engineering Technician III position within the bargaining unit.

3. The Wage Schedule for the Senior Engineering Technician III position from the Effective Date of this MOU through June 30, 2027 shall be as follows:

Classification	Step 1	Step 2	Step 3	Step 4	Step 5
Senior Engineering Technician III	35.63	37.05	38.46	39.81	41.00

4. All other terms of the Union Contract shall remain in effect through the end of such contract term. To the extent there is a conflict between this MOU and the terms of the Union Contract, this MOU shall control. As with all classifications within the bargaining unit, all decisions as to the number of persons to employ within the new classification of Senior Engineering Technician III remains with the Employer.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed by their duly-authorized representatives on the date above.

WOODBURY COUNTY, IOWA

COMMUNICATIONS WORKERS
OF AMERICA

By: _____

By: Bonnie Wincker

Date: _____

Date: 8/24/26

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/24/2026 Weekly Agenda Date: 9/29/2026

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

Wording for Agenda Item:

Approval of resolution for a tax suspension for P.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:

Recommendation:

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

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 09/25/2026 Weekly Agenda Date: 09/29/2026

Elected Official / Department Head / Citizen: Supervisor Dan Bittinger

Wording for Agenda Item:

Informational presentation by Midwest Diesel Tech Academy

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☒

Attachments ☐

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

I had the opportunity to attend an informational presentation at Midwest Diesel Tech Academy. This tech school is operated by Midwest Peterbuilt Group.

As the B.O.S. looks to spur on economic growth and development throughout the county and in the General Industry district...the Midwest Diesel Tech Academy is providing an invaluable resource to businesses in Woodbury County by training up the next generation of diesel mechanics.

Mary Stubbs, Director of Training & Advancement at Midwest Peterbuilt Group will present along with Noah Hodak about this valuable program in Woodbury County.

Recommendation:

N/A

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/23/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

Engagement Letter - Termination of the Platinum Grain Urban Renewal Area and associated Repealing Ordinance

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 development agreement with Platinum Grain has been completed and there are no more projects for this Urban Renewal Area planned.

Recommendation:

Approve & sign engagement letter with Ahlers for termination of the Platinum Grain Urban Renewal Area.

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026



Ahlers & Cooney, P.C.

Attorneys at Law

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Jenna H.B. Sabroske

515.246.0328

jsabroske@ahlerslaw.com

September 23, 2026

Sent via email only: rericson@woodburycountyiowa.gov

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

RE: Engagement Letter – Termination of the Platinum Grain Urban Renewal Area and associated Repealing Ordinance

Dear Ryan:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent Woodbury County, Iowa (the “County”) in connection with terminating the Platinum Grain Urban Renewal Area/Platinum Grain Urban Renewal Plan and repealing the associated TIF ordinance (collectively, the “Termination Documents”).

SCOPE OF ENGAGEMENT

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

1. Prepare proceedings terminating the Platinum Grain Urban Renewal Area/Platinum Grain Urban Renewal Plan and an ordinance repealing the associated TIF Ordinance (collectively, the “Termination Documents”);
2. Answer questions and advise County staff and the Board throughout the termination process; and
3. Complete a transcript file related to the adoption of the Termination Documents.

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

1. Preparing the legal descriptions to be used in the Termination Documents;

2. Defending any legal challenges to or arising out of the Termination Documents, the Platinum Grain Urban Renewal Plan, or the TIF ordinance; or
3. Any bond (finance) related services.

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

COOPERATION

To enable us to provide effective representation, the County agrees to: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request; (2) keep us apprised on a timely basis of all developments relating to the representation that are or might be material; (3) attend meetings, conferences, and other proceedings when it is reasonable to do so; and (4) cooperate fully with us in all matters relating to the engagement. During the course of this engagement, we will rely on the County's staff to provide us with complete and timely information on all developments pertaining to any aspect of the projects involved in the services described in this Agreement.

ATTORNEY-CLIENT RELATIONSHIP

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

FEES

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

It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from

representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the County terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the County for the services rendered as of the date of termination based on the hourly rates of those who provided services.

ELECTRONIC DOCUMENTS AND DATA

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

RECORDS

At the County's request, any documents furnished by the County will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. Following the completion of our services under this Agreement, we may store some or all client file materials in a digital format. After any paper documents created or received in connection with the services under this Agreement are digitized, we may destroy the physical records and only maintain electronic records related to this matter, consistent with the Firm's records retention policy. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

APPROVAL

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

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. As always, we appreciate the opportunity to represent the County.

Ahlers & Cooney, P.C.

Sincerely,

By:

A handwritten signature in black ink that reads "Jenna H.B. Sabroske". The signature is written in a cursive, flowing style.

Jenna H.B. Sabroske

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

By: _____ Dated: _____

Title: _____

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

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/21/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

Approval of the Annual Urban Renewal Report for FY26

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Iowa Code requires that all cities, counties and Rural Improvement Zones with active Urban Renewal Areas provide specified information concerning active Urban Renewal Areas and any associated Tax Increment Financing Districts.

Recommendation:

Approve the report

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: WOODBURY COUNTY
 Local Government Number: 97

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LIBERTY TWP/GROW WOODBURY	97026	5
MILLER TWP/PLATINUM GRAIN	97027	1

TIF Debt Outstanding: 5,514,100

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	166,045	0	Amount of 07-01-2025 Cash Balance Restricted for LMI
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TIF Revenue:	794,503		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	794,503		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	786,850		
Returned to County Treasurer:	0		
Total Expenditures:	786,850		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	173,698	0	Amount of 06-30-2026 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 4,553,552**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY
 UR Area Number: 97026

UR Area Creation Date: 02/2013

UR Area Purpose: CF Industries expansions

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR	970243	970244	34,305,630
LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR	970247	970248	71,916
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR	970249	970250	598,780
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR	970294	970295	3,559,407
LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC	970316	970317	821,334

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,423,280	483,670	7,672,530	278,455,790	0	-8,000	288,027,270	0	288,027,270
Taxable	1,051,198	229,412	6,532,102	250,179,933	0	-8,000	257,984,645	0	257,984,645
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2025:**

166,045

0

**Amount of 07-01-2025 Cash Balance
Restricted for LMI**

TIF Revenue: 794,503

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 794,503

Rebate Expenditures: 0

Non-Rebate Expenditures: 786,850

Returned to County Treasurer: 0

Total Expenditures: 786,850

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2026:**

173,698

0

**Amount of 06-30-2026 Cash Balance
Restricted for LMI**

Projects For LIBERTY TWP/GROW WOODBURY

CF Industries Expansions

Description:	Industrial Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LIBERTY TWP/GROW WOODBURY

Road Project

Debt/Obligation Type:	Other Debt
Principal:	4,590,000
Interest:	924,100
Total:	5,514,100
Annual Appropriation?:	No
Date Incurred:	11/02/2015
FY of Last Payment:	2032

Non-Rebates For LIBERTY TWP/GROW WOODBURY

TIF Expenditure Amount:	786,850
Tied To Debt:	Road Project
Tied To Project:	CF Industries Expansions

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Sec Rds pays 300,000 of the principal every year, the rest is from TIF

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2026

0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR
 TIF Taxing District Inc. Number: 970244
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2013

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	372,450	0	0	223,130,670	0	0	223,503,120	0	223,503,120
Taxable	275,082	0	0	200,690,554	0	0	200,965,636	0	200,965,636
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	11,774,913	200,965,636	34,305,630	166,660,006	3,373,100

FY 2026 TIF Revenue Received: 694,326

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR
 TIF Taxing District Inc. Number: 970248
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2013

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	64,200	0	67,000	488,890	0	0	620,090	0	620,090
Taxable	47,416	0	31,779	376,149	0	0	455,344	0	455,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	198,800	421,290	71,916	349,374	7,071

FY 2026 TIF Revenue Received: 1,456

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR
 TIF Taxing District Inc. Number: 970250
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2013

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	929,610	483,670	4,379,660	0	0	-8,000	5,784,940	0	5,784,940
Taxable	686,587	229,412	3,660,892	0	0	-8,000	4,568,891	0	4,568,891
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	2,294,360	3,498,580	598,780	2,899,800	57,267

FY 2026 TIF Revenue Received: 11,804

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR
 TIF Taxing District Inc. Number: 970295
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2026
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,225,870	37,391,270	0	0	40,617,140	0	40,617,140
Taxable	0	0	2,839,431	33,514,738	0	0	36,354,169	0	36,354,169
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	19,766,480	20,850,660	3,559,407	17,291,253	341,480

FY 2026 TIF Revenue Received: 70,294

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC
 TIF Taxing District Inc. Number: 970317

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	2025	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,020	0	0	17,444,960	0	0	17,501,980	0	17,501,980
Taxable	42,113	0	0	15,598,492	0	0	15,640,605	0	15,640,605
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	12,690,530	4,811,450	821,334	3,990,116	80,758

FY 2026 TIF Revenue Received: 16,623

◆ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: MILLER TWP/PLATINUM GRAIN
 UR Area Number: 97027

UR Area Creation Date: 05/2012

UR Area Purpose: The purpose of this TIF area is for
 tax increment rebates to Platinum
 Grain for the construction of a
 storage facility for grain

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR	970245	970246	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025: 0 0 **Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026: 0 0 **Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For MILLER TWP/PLATINUM GRAIN

Platinum Grain

Description:	Construction of grain storage
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MILLER TWP/PLATINUM GRAIN

Platnium Grain

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/08/2012
FY of Last Payment:	2024

Rebates For MILLER TWP/PLATINUM GRAIN

2309 HWY 31 Anthon IA 51004

TIF Expenditure Amount:	0
Rebate Paid To:	Platinum Grain
Tied To Debt:	Platinum Grain
Tied To Project:	Platinum Grain
Projected Final FY of Rebate:	2024

◆ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: MILLER TWP/PLATINUM GRAIN (97027)
 TIF Taxing District Name: MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR
 TIF Taxing District Inc. Number: 970246
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2012

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	44,000	0	0	0	0

FY 2026 TIF Revenue Received: 0

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 9/25/2026 Weekly Agenda Date: 9/29/2026

Elected Official / Department Head / Citizen: Tina Bertrand, County Treasurer

Wording for Agenda Item:

Information regarding Salix Drainage levy and tax statement issuance.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☒

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Information only

Recommendation:

Information only

Approved by Board of Supervisors on March 17, 2026