



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (OCTOBER 13, 2026) (WEEK 42 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 October 13, 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 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 October 6, 2026, meeting
3. Approval of claims
4. Board Administration – Karen James
 - a. Approval of resolution thanking and commending Derek Brand for his years of service with Woodbury County
 - b. Approval of resolution thanking and commending Jackie Bates for her years of service with Woodbury County

5. County Auditor – Michelle Skaff
 - a. Receive the Auditor's Quarterly report ending September 30, 2026
 - b. Receive the Recorder's First Quarter Report
6. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transactions
7. Board of Supervisors – Daniel Bittinger
Approval to compensate an independent contractor for services provided during the transition to a new county morgue

End of Consent Agenda

8. Secondary Roads – Laura Sievers
Receive and award bid for the bridge replacement project, L-(G-146)--73-97, on 200th St Action
9. County Sheriff – Chad Sheehan
Approval to sign Interlocal Agreement for the BRYNE Grant Action
10. Planning/Zoning – Daniel Priestley
 - a. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township) Action
 - b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014 Action
 - c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014 Action
 - d. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106) Action
 - e. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 Action
 - f. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 Action
11. County Auditor – Michelle Skaff
Request to authorize overlapping Deputy Recorder/Real Estate position for succession planning and cross-training Action
12. Board Administration – Ryan Ericson
 - a. Approval of resolution for Inter-Fund Transfer of \$550,000 from General Basic to Secondary Roads Action
 - b. Status of Self-Health Insurance Fund as of September 30, 2026 Information
13. Human Resources – Melissa Thomas
Approval to initiate the implementation of Empirx as Woodbury County's Pharmacy Benefit Manager Action

4:45 p.m.
(Set time)

4:48 p.m.
(Set time)

14. Reports on Committee Meetings

Information

15. Citizen Concerns

Information

16. Board Concerns

Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

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
WED., OCT 28	10:00 a.m.	StarComm Executive Board Meeting, Security Institute, WIT Campus
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.
WED., NOV 11	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
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., NOV 18	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	1:00 p.m.	Local Emergency Planning Committee Meeting, 6401 Gordon Drive
THU., NOV 19	10:00 a.m.	Siouxland Reginal Transit System Board of Directors Meeting, 6401 Gordon Drive
	11:00 a.m.	WICIRHTF Board of Directors Meeting, 6401 Gordon Drive
	12:00 p.m.	SIMPCO Board of Directors Meeting, 6401 Gordon Drive
	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., NOV 20	9:00 a.m.	Hungry Canyons Alliance Meeting, Council Bluffs
	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn 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.

OCTOBER 6, 2026, FORTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 6, 2026, at 4:30 p.m. Board members present were Bittinger II, Nelson, Dietrich, and Ung; Carper was absent. 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 October 6, 2026 agenda. Carried 4-0. Copy filed.

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

2. To approve minutes of the September 29, 2026 meeting. Copy filed.
3. To approve the claims totaling \$1,828,137.85. Copy filed.
4. Approve utility permit for Northwest Rural Electric Coop. Copy filed.
5. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894721403013, 1014 21st St.

WOODBURY COUNTY, IOWA RESOLUTION #14,118 NOTICE OF PROPERTY SALE

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

**The West Fifty (50) feet of Lots Four (4) and Five (5) in Block Six (6), Lawn Ridge Addition to Sioux City in the County of Woodbury and State of Iowa
(1014 21st Street)**

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on
The **20th Day of October, 2026 at 4:35 o'clock p.m.** in the basement of the
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a
public auction to be held on the **20th Day of October, 2026**, immediately
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest
bidder at or above a **total minimum bid of \$1,211.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"
and except for this subparagraph 4 be published as notice of the
aforesaid proposal, hearing and sale.

Dated this 6th Day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6a. To approve the separation of Madison Hattermann, Civilian Jailer, County Sheriff Dept., effective 09-30-2026. Resigned.; the other of Adrian Torres-Gomez, Youth Worker – FT, Juvenile Detention Dept., effective 10-07-2026, \$24.32/hour, 0%. Change Status from PT to FT.; the separation of Derek Brand, Deputy, County Sheriff Dept., effective 10-25-2026. Retired.; and the separation of Patrick Hinrichsen, Deputy Captain, County Sheriff Dept., effective 01-08-2027. Retired. Copy filed.
- 6b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Civilian Jailer, County Sheriff Dept. CWA Civilian: Entry Level - \$27.21/hour.; for Deputy, County Sheriff Dept. CWA Deputy: Entry Level - \$32.27/hour.; and for Senior Tech II, Secondary Roads Dept., CWA Roads: \$35.63 - \$41.00/hour. Copy filed.
- 6c. To approve the request of Patrick Hinrichsen/spouse to remain on the County Health and dental insurances. Copy filed.
- 6d. Presentation of award certification to Dawn Norton. Copy filed.
- 6e. To approve the MOU between Woodbury County and AFSCME establishing a \$1.50 differential for custodians assigned to work in the jail of the LEC. Copy filed.

Carried 4-0.

- 7. Motion by Nelson second by Dietrich to approve and receive for signatures a Resolution for Proclamation for Domestic Violence Awareness Month. Carried 4-0.

WOODBURY COUNTY, IOWA
RESOLUTION #14,119
PROCLAMATION FOR DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, domestic violence is a serious crime that impacts individuals and families across every Siouxland community—touching all races, ages, income levels, and lifestyles—and is likely affecting someone you know; every nine seconds, another person experiences this crime; and

WHEREAS, one in three women and one in nine men will experience violence in their lifetime, and domestic violence violates basic human rights by stripping away dignity, security, and self-worth through physical, emotional, sexual, psychological, and economic abuse; and

WHEREAS, SafePlace works every day to end these acts of violence and help survivors rebuild their lives; and

WHEREAS, in Siouxland, SafePlace provides services 24 hours a day, every day of the year, and last year alone responded to over 1,500 victims fleeing abuse—ensuring that despite high demand, no one in immediate danger was turned away; and

WHEREAS domestic violence affects the entire community, and only a coordinated community response can end these crimes and sustain the funding needed for these life-saving services; and

NOW, THEREFORE, Woodbury County Board of Supervisors, do hereby proclaim the month of October, 2026 as

“DOMESTIC VIOLENCE AWARENESS MONTH”

in Woodbury County, Iowa and urge all citizens to actively participate in the scheduled events and programs and to think about the fact that it is someone you know.

BE IT SO RESOLVED this 6th day of October, 2026.
 WOODBURY COUNTY BOARD OF SUPERVISORS
 Copy filed.

8. Information was presented by Kevin Grieme, Siouxland District Health, on Public Health Realignment – Lead Entity Application. Copy filed.
- 9a. Motion by Nelson second by Dietrich to approve the amended Fixed Asset Policy effective 07/01/2026. Carried 4-0. Copy filed.
- 9b. Motion by Nelson second by Bittinger to approve the overlap Elections Clerk III position through December 31, 2026, due to job responsibilities and pending retirement. Carried 4-0. Copy filed.
- 9c. Motion by Nelson second by Bittinger to the Authorization to Hire Elections Clerk III. Carried 4-0. Copy filed.
10. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution authorizing the snowmobile trail on Woodbury County road K-64 and 140th St. Carried 4-0.

RESOLUTION #14,120
RESOLUTION AUTHORIZING THE SNOWMOBILE TRAIL ON
WOODBURY COUNTY ROAD K-64 AND 140TH STREET

WHEREAS, Chapter 321G.9(4)-(7) of the Code of Iowa governs the operation of snowmobiles and all-terrain vehicles on or near public highways and

WHEREAS, Woodbury County has received a request to allow the designation of a portion of its roadways to be used as a snowmobile trail and

WHEREAS, the Board of Supervisors of Woodbury County has evaluated the traffic patterns on these roadways and has determined that a designated snowmobile trail on portions of said roads will not unduly interfere with traffic or constitute a traffic hazard,

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

1. The following roadways may be used for snowmobile operation and are designated as a snowmobile trail: K-64 and 140th Street from IA 140 west 0.75 miles to the south field entrance
2. All designations and signs to be erected along said trail for use of club members shall be provided by the POWDER PLAYERS INC. SNOWMOBILE CLUB. Any signs necessary to warn traffic of operation of snowmobiles along roadways shall be placed and maintained by POWDER PLAYERS INC. SNOWMOBILE CLUB.
3. All members of the POWDER PLAYERS INC. SNOWMOBILE CLUB and any guest or associates using said designated trail shall comply with the provisions of Chapter 321G.9, Code of Iowa. Any violations of said code section shall be considered grounds for terminating the designation of said snowmobile trail.
4. The POWDER PLAYERS INC. SNOWMOBILE CLUB shall submit proof of insurance coverage, covering all persons participating in any club activities on or along the designated Woodbury County roadways, to the Woodbury County Auditor annually. Failure to do so shall constitute grounds for the Board of Supervisors revoking this Resolution. Further, the POWDER PLAYERS INC. SNOWMOBILE CLUB shall hold and save Woodbury County harmless from all liability resulting from injuries, loss or damages of any kind to club members, guests or persons riding said snowmobile trail, including damages to equipment.
5. Woodbury County does not warrant the condition of the county road right-of-way which will be designated as a snowmobile trail to be fit for any particular purpose nor, does it warrant against any hazards that may exist because of snow plowing or other necessary road work on the public road alongside said trail.

DATED this 6th day of October 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

11. Motion by Nelson second by Bittinger to receive for signatures a Resolution regarding the proposed voluntary annexation of certain property located at 7103 Morningside Avenue (parcel #884709426010) into the City of Sioux City, Iowa. Carried 4-0.

**WOODBURY COUNTY, IOWA
BOARD OF SUPERVISORS
RESOLUTION #14,121
RESOLUTION REGARDING THE PROPOSED VOLUNTARY ANNEXATION OF
CERTAIN PROPERTY LOCATED AT 7103 MORNINGSIDE AVENUE (PARCEL
NUMBER 884709426010) INTO THE CITY OF SIOUX CITY, IOWA**

WHEREAS, the City of Sioux City, Iowa, has received a request from Overlook Developers LLC for the voluntary annexation of property located at 7103 Morningside Avenue, Parcel Number 884709426010, more particularly provided in Exhibit A in the materials provided by the City of Sioux City and shown on the attached drawings, for residential uses; and

WHEREAS, pursuant to Iowa Code Section 368.7(1)(b)(1), the City of Sioux City provided written notice to the Woodbury County Board of Supervisors and set a time for consultation on the proposed annexation; and

WHEREAS, the consultation was held on Wednesday, September 23, 2026, at 2:00 p.m. in the 3rd Floor Clocktower Conference Room of Sioux City City Hall, and Daniel Priestley, Woodbury County Zoning Coordinator, attended the consultation on behalf of the Board of Supervisors; and

WHEREAS, Iowa Code Section 368.7(1)(b)(2) provides that not later than thirty days after the consultation, the board of supervisors of each county that contains all or a portion of the territory to be annexed shall, by resolution, state whether or not it supports the application or whether it takes no position in support of or against the application, and that if there is a comprehensive plan for the county, the board shall take the plan into account when considering its resolution; and

WHEREAS, the Woodbury County Comprehensive Plan 2040 was adopted by the Woodbury County Board of Supervisors on May 7, 2024, by Resolution No. 13,727; and

WHEREAS, after review of the proposed annexation in light of the Woodbury County Comprehensive Plan 2040, including its Future Land Use Map, the Board finds that the proposal is compatible with the Future Land Use Map for the unincorporated areas of Woodbury County;

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

1. The Woodbury County Board of Supervisors hereby takes no position in support of or against the application for voluntary annexation of the property located at 7103 Morningside Avenue, Parcel Number 884709426010, by the City of Sioux City, Iowa.
2. The Board notes that the proposed annexation is compatible with the Woodbury County Comprehensive Plan 2040's Future Land Use Map for the unincorporated areas of Woodbury County.
3. A copy of this Resolution shall be immediately filed with the City of Sioux City and shall be considered by the City Council when taking action on the application. The City Council shall forward a copy of this Resolution to the City Development Board as part of the city proceedings on the annexation.

PASSED AND APPROVED this 6th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 12a. Information was presented by Melissa Thomas, Human Resources, regarding a proposal from HSABank to manage the Health Savings Accounts (HAS) accounts for Woodbury County. Copy filed.

- 12b. Information was presented by Melissa Thomas, Human Resources, regarding a proposal from Part D Advisors to provide Dependent Eligibility Verification Services. Copy filed.
- 12c. Information was presented by Melissa Thomas, Human Resources, regarding the addition of a High-Deductible Health Plan (HDHP) option. Copy filed.
- 12d. Information was presented by Melissa Thomas, Human Resources, regarding the results of the Pharmacy Benefit Manager RFP. Copy filed.
- 13a. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as paying agent, note registrar, and transfer agent, approving the paying agent; note registrar and transfer agent agreement and authorizing the execution of the agreement. Carried 4-0.

RESOLUTION #14,122
RESOLUTION APPOINTING UMB BANK, N.A. OF WEST
DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE
REGISTRAR, AND TRANSFER AGENT, APPROVING THE
PAYING AGENT; NOTE REGISTRAR AND TRANSFER
AGENT AGREEMENT AND AUTHORIZING THE
EXECUTION OF THE AGREEMENT

WHEREAS, \$4,555,000 General Obligation Capital Loan Notes, Series 2026B, dated October 21, 2026, have been sold and action should now be taken to provide for the maintenance of records, registration of certificates and payment of principal and interest in connection with the issuance of the Notes; and

WHEREAS, this Board has deemed that the services offered by UMB Bank, N.A. of West Des Moines, Iowa, are necessary for compliance with rules, regulations, and requirements governing the registration, transfer and payment of registered notes; and

WHEREAS, a Paying Agent, Note Registrar and Transfer Agent Agreement (hereafter "Agreement") has been prepared to be entered into between the County and UMB Bank, N.A.

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

1. That UMB Bank, N.A. of West Des Moines, Iowa, is hereby appointed to serve as Paying Agent, Note Registrar and Transfer Agent in connection with the issuance of \$4,555,000 General Obligation Capital Loan Notes, Series 2026B, dated October 21, 2026.

2. That the Agreement with UMB Bank, N.A. of West Des Moines, Iowa, is hereby approved and that the Chairperson and Auditor are authorized to sign the Agreement on behalf of the County.

PASSED AND APPROVED this 6th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 13b. Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution approving and authorizing a form of loan agreement and authorizing and providing for the issuance of \$4,555,000 General Obligation Capital Loan notes, Series 2026B, and levying a tax to pay said notes; approval of the tax exemption certificate and continuing disclosure certificate. Carried 4-0.

RESOLUTION #14,123
RESOLUTION APPROVING AND AUTHORIZING A FORM
OF LOAN AGREEMENT AND AUTHROIZING AND
PROVIDING FOR THE ISSUANCE OF \$4,555,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES, SERIES 2026B, AND
LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF

**THE TAX EXEMPTION CERTIFICATE AND CONTINUING
DISCLOSURE CERTIFICATE**

WHEREAS, the Issuer is a political subdivision, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts such capital project assisting in economic development which creates jobs and wealth including the Southbridge Interchange Project, essential county purpose, and it is deemed necessary and advisable that General Obligation Capital Loan Notes, to the amount of not to exceed \$19,500,000 be authorized for said purpose; and

WHEREAS, pursuant to notice published as required by Sections 331.402 and 331.443 of the Code of Iowa, this Board has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Notes, and the Board is therefore now authorized to proceed with the issuance of said Notes for such purpose; and

WHEREAS, the Issuer 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 including the Southbridge Interchange Project, essential county urban renewal purpose project, and it is deemed necessary and advisable that the County issue General Obligation Capital Loan Notes, for such purpose to the amount of not to exceed \$19,500,000 as authorized by Sections 331.402, 331.443 and 403.12 of the Code of Iowa; and

WHEREAS, pursuant to notice published as required by Sections 331.402, 331.443 and 403.12 this Board has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Notes, and all objections, if any, to such Board action made by any resident or property owner of the County were received and considered by the Board; and no petition having been filed, it is the decision of the Board that additional action be taken for the issuance of said Notes for such purpose, and that such action is considered to be in the best interests of the County and the residents thereof; and
WHEREAS, the above mentioned Notes were heretofore sold and action should now be taken to issue said Notes conforming to the terms and conditions of the best bid received at the sale.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Authorized Denominations" shall mean \$5,000 or any integral multiple thereof.
- "Beneficial Owner" shall mean, whenever used with respect to a Note, the person in whose name such Note is recorded as the beneficial owner of such Note by a Participant on the records of such Participant or such person's subrogee.
- "Blanket Issuer Letter of Representations" shall mean the Representation Letter from the Issuer to DTC, with respect to the Notes.
- "Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Notes.
- "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate approved under the terms of this Resolution and to be executed by the Issuer and dated the date of issuance and delivery of the Notes, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

- "Depository Notes " shall mean the Notes as issued in the form of one global certificate for each maturity, registered in the Registration Books maintained by the Registrar in the name of DTC or its nominee.
- "DTC" shall mean The Depository Trust Company, New York, New York, which will act as security depository for the Note pursuant to the Representation Letter.
- "Issuer" and "County" shall mean Woodbury County, State of Iowa.
- "Loan Agreement" shall mean a Loan Agreement between the Issuer and a lender or lenders in substantially the form attached to and approved by this Resolution.
- "Note Fund" shall mean the fund created in Section 3 of this Resolution.
- "Notes" shall mean \$4,555,000 General Obligation Capital Loan Notes, Series 2026B, authorized to be issued by this Resolution.
- "Participants" shall mean those broker-dealers, banks and other financial institutions for which DTC holds Notes as securities depository.
- "Paying Agent" shall mean UMB Bank, N.A., or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due.
- "Project" shall mean the costs of (i) capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts such capital project assisting in economic development which creates jobs and wealth including the Southbridge Interchange Project; and (ii) 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 including the Southbridge Interchange Project.
- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Notes.
- "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate.
- "Registrar" shall mean UMB Bank, N.A. of West Des Moines, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.
- "Resolution" shall mean this resolution authorizing the Notes.
- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate approved under the terms of this Resolution and to be executed by the Treasurer and delivered at the time of issuance and delivery of the Notes.
- "Treasurer" shall mean the County Treasurer or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Notes hereinafter authorized to be issued, there is hereby levied for each future year the following direct annual tax on all of the taxable property in Woodbury County, State of Iowa, to-wit:

<u>AMOUNT</u>	<u>FISCAL YEAR (JULY 1 TO JUNE 30)</u> <u>YEAR OF COLLECTION</u>
\$139,180.56	2026/2027*
\$727,750.00	2027/2028
\$702,750.00	2028/2029
\$702,750.00	2029/2030
\$701,500.00	2030/2031
\$704,000.00	2031/2032
\$700,000.00	2032/2033
\$694,750.00	2033/2034
\$698,250.00	2034/2035

*Payable from the Capitalized Interest Fund.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2026 will be collected during the fiscal year commencing July 1, 2027.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Woodbury County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the County are collected, and when collected be used for the purpose of paying principal and interest on said Notes issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional County Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the County available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Note Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the County, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "2026B GENERAL OBLIGATION CAPITAL LOAN NOTE FUND NO. 1" (the "Note Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Notes hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the County from property that is centrally assessed by the State of Iowa.

Section 4. Application of Note Proceeds. Proceeds of the Notes, other than \$139,180.56 of proceeds which shall be deposited into a Capitalized Interest Fund and applies to interest through June 1, 2027, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Notes at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution.

Section 5. Investment of Note Fund Proceeds. All moneys held in the Note Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured

in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal or interest on the Notes as herein provided.

Section 6. Note Details, Execution and Redemption.

a) Note Details. General Obligation Capital Loan Notes of the County in the amount of \$4,555,000, shall be issued to evidence the obligations of the Issuer under the Loan Agreement pursuant to the provisions of Sections 331.402, 331.443 and 403.12 of the Code of Iowa for the aforesaid purposes. The Notes shall be issued in one or more series and shall be secured equally and ratably from the sources provided in Section 3 of this Resolution. The Notes shall be designated "GENERAL OBLIGATION CAPITAL LOAN NOTE, SERIES 2026B", be dated October 21, 2026, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on June 1, 2027, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Notes shall be executed by the manual or facsimile signature of the Chairperson and attested by the manual or facsimile signature of the Auditor, and impressed or printed with the seal of the County and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Note. The Notes shall be in the denomination of \$5,000 or multiples thereof. The Notes shall mature and bear interest as follows:

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity June 1st</u>
\$ 500,000	5.000%	2028
\$ 500,000	5.000%	2029
\$ 525,000	5.000%	2030
\$ 550,000	5.000%	2031
\$ 580,000	5.000%	2032
\$ 605,000	5.000%	2033
\$ 630,000	5.000%	2034
\$ 665,000	5.000%	2035

b) Redemption.

i. Optional Redemption. Notes maturing after June 1, 2033, may be called for optional redemption by the Issuer on that date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All Notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's

interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

c) Urban Renewal Purposes.

The Notes are hereby declared to be issued for essential public and governmental purposes for qualified urban renewal projects.

The Notes shall recite in substance that they have been issued by the County in connection with an urban renewal project as defined by Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any note issued hereunder or the security therefor, such Note shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa.

Section 7. Issuance of Notes in Book-Entry Form; Replacement Notes.

a) Notwithstanding the other provisions of this Resolution regarding registration, ownership, transfer, payment and exchange of the Notes, unless the Issuer determines to permit the exchange of Depository Notes for Notes in Authorized Denominations, the Notes shall be issued as Depository Notes in denominations of the entire principal amount of each maturity of Notes (or, if a portion of said principal amount is prepaid, said principal amount less the prepaid amount). The Notes must be registered in the name of Cede & Co., as nominee for DTC. Payment of semiannual interest for any Notes registered in the name of Cede & Co. will be made by wire transfer or New York Clearing House or equivalent next day funds to the account of Cede & Co. on the interest payment date for the Notes at the address indicated or in the Representation Letter.

b) The Notes will be initially issued in the form of separate single authenticated fully registered bonds in the amount of each stated maturity of the Notes. Upon initial issuance, the ownership of the Notes will be registered in the registry books of the UMB Bank, N.A. kept by the Paying Agent and Registrar in the name of Cede & Co., as nominee of DTC. The Paying Agent and Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Notes registered in its name for the purposes of payment of the principal or redemption price of or interest on the Notes, selecting the Notes or portions to be redeemed, giving any notice permitted or required to be given to registered owners of Notes under the Resolution of the Issuer, registering the transfer of Notes, obtaining any consent or other action to be taken by registered owners of the Notes and for other purposes. The Paying Agent, Registrar and the Issuer have no responsibility or obligation to any Participant or Beneficial Owner of the Notes under or through DTC with respect to the accuracy of records maintained by DTC or any Participant; with respect to the payment by DTC or Participant of an amount of principal or redemption price of or interest on the Notes; with respect to any notice given to owners of Notes under the Resolution; with respect to the Participant(s) selected to receive payment in the event of a partial redemption of the Notes, or a consent given or other action taken by DTC as registered owner of the Notes. The Paying Agent and Registrar shall pay all principal of and premium, if any, and interest on the Notes only to Cede & Co. in accordance with the Representation Letter, and all payments are valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and premium, if any, and interest on the Notes to the extent of the sum paid. DTC must receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and premium, if any, and interest. Upon delivery by DTC to the Paying Agent and Registrar of written notice that DTC has determined to substitute a new nominee in place of Cede & Co., the Notes will be transferable to the new nominee in accordance with this Section.

c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Notes certificates, the Issuer may notify DTC and the Paying Agent and Registrar, whereupon DTC will notify the Participants, of the availability through DTC of Notes certificates. The Notes will be transferable in accordance with this Section. DTC may determine to discontinue providing its services with respect to the Notes at any time by giving notice to the Issuer and the Paying Agent and Registrar and

discharging its responsibilities under applicable law. In this event, the Notes will be transferable in accordance with this Section.

d) Notwithstanding any other provision of the Resolution to the contrary, so long as any Note is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on the Note and all notices must be made and given, respectively to DTC as provided in the Representation letter.

e) In connection with any notice or other communication to be provided to Noteholders by the Issuer or the Paying Agent and Registrar with respect to a consent or other action to be taken by Noteholders, the Issuer or the Paying Agent and Registrar, as the case may be, shall establish a record date for the consent or other action and give DTC notice of the record date not less than 15 calendar days in advance of the record date to the extent possible. Notice to DTC must be given only when DTC is the sole Noteholder.

f) The Representation Letter is on file with DTC and sets forth certain matters with respect to, among other things, notices, consents and approvals by Noteholders and payments on the Notes. The execution and delivery of the Representation Letter to DTC by the Issuer is ratified and confirmed.

g) In the event that a transfer or exchange of the Notes is permitted under this Section, the transfer or exchange may be accomplished upon receipt by the Registrar from the registered owners of the Notes to be transferred or exchanged and appropriate instruments of transfer. In the event Note certificates are issued to holders other than Cede & Co., its successor as nominee for DTC as holder of all the Notes, or other securities depository as holder of all the Notes, the provisions of the Resolution apply to, among other things, the printing of certificates and the method or payment of principal of and interest on the certificates. Any substitute depository shall be designated in writing by the Issuer to the Paying Agent. Any such substitute depository shall be a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended. The substitute depository shall provide for (i) immobilization of the Depository Notes, (ii) registration and transfer of interests in Depository Notes by book entries made on records of the depository or its nominee and (iii) payment of principal of, premium, if any, and interest on the Notes in accordance with and as such interests may appear with respect to such book entries.

h) The officers of the Issuer are authorized and directed to prepare and furnish to the purchaser, and to the attorneys approving the legality of Notes, certified copies of proceedings, ordinances, resolutions and records and all certificates and affidavits and other instruments as may be required to evidence the legality and marketability of the Notes, and all certified copies, certificates, affidavits and other instruments constitute representations of the Issuer as to the correctness of all stated or recited facts.

Section 8. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. UMB Bank, N.A. is hereby appointed as Note Registrar under the terms of this Resolution and under the provisions of a separate agreement with the Issuer filed herewith which is made a part hereof by this reference. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 331.446 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple

individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentation of Notes. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one note for each annual maturity. The Registrar shall furnish additional Notes in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated agent as the same

appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Chairperson and Auditor shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

No Notes shall be authenticated and delivered by the Registrar unless and until there shall have been provided the following:

1. A certified copy of the resolution of Issuer approving the execution of a Loan Agreement and a copy of the Loan Agreement;
2. A written order of Issuer signed by the Treasurer of the Issuer directing the authentication and delivery of the Notes to or upon the order of the Purchaser upon payment of the purchase price as set forth therein;
3. The approving opinion of Ahlers & Cooney, P.C., Bond Counsel, concerning the validity and legality of all the Notes proposed to be issued.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 13. Form of Note. Notes shall be printed substantially in the form as follows:

"STATE OF IOWA" "COUNTY OF WOODBURY"
 "GENERAL OBLIGATION CAPITAL LOAN NOTE" "SERIES 2026B"
 ESSENTIAL COUNTY PURPOSE

Rate: _____

Maturity: _____

Note Date: October 21, 2026 CUSIP No.: _____

"Registered"

Certificate No. _____

Principal Amount: \$ _____

Woodbury County, State of Iowa, a political subdivision organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity date shown above, only upon presentation and surrender hereof at the office of UMB Bank, N.A., Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum specified above, payable on June 1, 2027, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 331.402, 331.443 and 403.12 of the Code of Iowa, for the purpose of paying costs of (i) capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts such capital project assisting in economic development which creates jobs and wealth including the Southbridge Interchange Project; and (ii) 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 including the Southbridge Interchange Project, and in order to evidence the obligations of the Issuer under a certain Loan Agreement dated the date hereof, in conformity to a Resolution of the Board of said County duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a limited purpose trust company ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other Issuer as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

Notes maturing after June 1, 2033, may be called for optional redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by UMB Bank, N.A., the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 331.446 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Note Resolution.

This Note and the series of which it forms has been issued by the County in connection with an urban renewal project as defined in Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any note issued hereunder or the security therefor, such Note shall be conclusively

deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa.

This Note is a "qualified tax-exempt obligation" designated by the County for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Board, has caused this Note to be signed by the manual or facsimile signature of its Chairperson and attested by the manual or facsimile signature of its County Auditor, with the seal of the County printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, UMB Bank, N.A., West Des Moines, Iowa.

Date of authentication: October 21, 2026

This is one of the Notes described in the within mentioned Resolution, as registered by UMB Bank, N.A.

UMB BANK, N.A., Registrar

By: _____

Authorized Signature

Registrar and Transfer Agent:

UMB Bank, N.A.

Paying Agent:

UMB Bank, N.A.

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)

(Signature Block)

WOODBURY COUNTY, STATE OF IOWA

By: _____
(manual or facsimile signature)

Chairperson

ATTEST:

By: _____
(manual or facsimile signature)
County Auditor

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full

power of substitution in the premises.

Dated: _____

(Person(s) executing this Assignment sign(s) here) SIGNATURE)

GUARANTEED) _____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____

Address of Transferee(s) _____

Social Security or Tax Identification

Number of Transferee(s) _____

Transferee is a(n):

Individual* _____

Partnership _____

Corporation

Trust

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common TEN ENT - as
tenants by the entireties

JT TEN - as joint tenants with rights of survivorship and not as tenants in common IA UNIF TRANS

MIN ACT - Custodian

(Cust)

(Minor)

Under Iowa Uniform Transfers to Minors Act.....

(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Note)

Section 14. Loan Agreement and Closing Documents. The form of Loan Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Chairperson and attested by the County Auditor. The Chairperson and County Auditor are authorized and directed to execute, attest, seal and deliver for and on behalf of the County any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 15. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said

County and the purchaser of the Notes.

Section 16. Non-Arbitrage Covenants. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage notes within the meaning of Sections 148(a) and (b) of the Internal Revenue Code of the United States, as amended, and that throughout the term of the Notes it will comply with the requirements of statutes and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Notes will be used in a manner that would cause the Notes to be arbitrage notes.

Section 17. Approval of Tax Exemption Certificate. Attached hereto is a form of Tax Exemption Certificate stating the Issuer's reasonable expectations as to the use of the proceeds of the Notes. The form of Tax Exemption Certificate is approved. The Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The County Treasurer is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

Section 18. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, and the provisions of the Continuing Disclosure Certificate are hereby incorporated by reference as part of this Resolution and made a part hereof. Notwithstanding any other provision of this Resolution, failure of the Issuer to comply with the Continuing Disclosure Certificate shall not be considered an event of default under this Resolution; however, any holder of the Notes or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Note (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

Section 19. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes; (c) consult with Bond Counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes; (e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 20. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of Bond Counsel, such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 21. Qualified Tax-Exempt Obligations. For the sole purpose of qualifying the Notes as "Qualified Tax-Exempt Obligations" pursuant to Section 265(b)(3)(B) of the Internal Revenue Code of the United States, the Issuer hereby designates the Notes as qualified tax-exempt obligations and represents that the reasonably anticipated amount of tax-exempt governmental and qualified 501(c)(3) obligations which will be issued during the current calendar year will not exceed Ten (10) Million Dollars.

Section 22. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 23. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 6th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

14. Reports on Committee meetings were heard.
15. Kevin Grime, District Health Director, addressed the board regarding the 2026 Data Update from Source for Siouxland.

Motion by Nelson second by Dietrich to receive 2026 Data Update booklet. Carried 4-0. Copy filed.

Christopher Prosch, Candidate State Senate District 1, addressed the board regarding top issues he has heard during his campaigning.

16. Board concerns were heard.

The Board adjourned the regular meeting until October 13, 2026.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY, IOWA

RESOLUTION NO. _____

A RESOLUTION THANKING AND COMMENDING

Derek Brand

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Derek Brand has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 15 years from May 16, 2011, to October 25, 2026.

WHEREAS, the service given by Derek Brand as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Derek Brand for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Derek Brand.

BE IT SO RESOLVED this 13th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Mark E. Nelson, Chairman

Kent T. Carper, Member

David L. Dietrich, Member

Daniel A. Bittinger, II, Member

Matthew A. Ung, Member

Attest:

Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO.____

A RESOLUTION THANKING AND COMMENDING

Jackie Bates

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Jackie Bates has capably served Woodbury County as an employee of the Woodbury County Auditor -Recorder Office for 23 years from May 7, 2003 to October 30, 2026.

WHEREAS, the service given by Jackie Bates as a Woodbury County employee, has been characterized by her dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Jackie Bates for her years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Jackie Bates.

BE IT SO RESOLVED this 13th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Mark E. Nelson, Chairman

Kent T. Carper, Member

David L. Dietrich, Member

Daniel A. Bittinger II, Member

Matthew A. Ung, Member

Attest:

Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/5/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Michelle Skaff/County Auditor/Recorder

Wording for Agenda Item:

To receive the Auditor's Quarterly report ending September 30, 2026.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

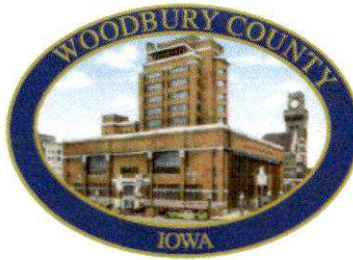
Recommendation:

Attachments:

[Auditor's Quarterly Report 2026 Q3](#) 

Approved by Board of Supervisors on March 17, 2026

**Office Of The
AUDITOR/RECORDER
Woodbury County**
Michelle K. Skaff, Ph.D.
Auditor/Recorder/
Commissioner of Elections



Courthouse – Room 103
620 Douglas
Sioux City, IA 51101

Phone: (712) 279-6702
Fax (712) 279-6629
miskaff@woodburycountyiowa.gov

AUDITOR'S QUARTERLY REPORT

July 1, 2026/ September 30, 2026

Michelle K. Skaff, Woodbury County Auditor/Recorder

Payroll Taxes

Beginning Cash Balance	July 1, 2026		
Payroll Taxes		405,107.49	
Other		(1,169.41)	
Total Beginning Balance			403,938.08
Receipts:			
Payroll Taxes		3,209,416.54	
Interest		3,155.49	
Other			
Total Receipts			3,212,572.03
Total Resources			3,616,510.11
Disbursements:			
Payroll Taxes		3,192,758.93	
Interest Paid to Treasurer		2,759.62	
Other			
Total Disbursements			3,195,518.55
Ending Cash Balance	September 30, 2026		
Payroll Taxes		421,765.10	
Interest		(773.54)	
Total Ending Balance			420,991.56

I, Michelle K. Skaff, County Auditor/Recorder of Woodbury County, Iowa, hereby certify the above to be a true and correct statement of the Receipts and Disbursements of the office of County Auditor for the 1st Quarter ending 09/30/26.

Michelle K. Skaff, County Auditor/Recorder

Woodbury County Board of Supervisors Agenda Item(s) Request Form

Date: October 7, 2026 Weekly Agenda Date: October 13, 2026

Elected Official / Department Head / Citizen: Michelle Skaff/Diane Swoboda Peterson

Wording for Agenda Item:

Recorder's First Quarter Report

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☐

Hold Public Hearing ☐ Informational ☒ Attachments ☐

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Recorder's First Quarter Report

Recommendation:

Receive Recorder's First Quarter Report

Approved by Board of Supervisors on March 17, 2026

COUNTY RECORDER'S REPORT OF FEES COLLECTED
(See Chapter 342, Code)

State of IOWA) SS:
County of WOODBURY)

To the Board of Supervisors of WOODBURY County:

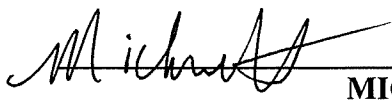
I, DIANE SWOBODA PETERSON, Real Estate/Recorder Deputy of the above-named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the period of 7/01/2026 through 9/30/2026 and the same has been paid to the County Treasurer.

	Fees Collected
R.E. Transfer Tax State-Monthly	74,879.48
County Share R.E. Transfer Tax—Quarterly	47,184.27
Recording of Instruments—Quarterly	89,315.00
Auditor's Transfer Fee—Quarterly	5,815.00
Records Management Fees—Quarterly	3,689.00
Elec Tran Fee State Untransferred (Quarterly)	3,689.00
Copy Money-Quarterly	488.00
Vitals Stats State-Monthly	12,003.00
Vitals Stats County-Quarterly	9,092.00
Accts. Receivable Payment-Quarterly	6,294.00
Previous Qtr. Acct. Receivable Balance	(5,610.00)
Bad Check Adjustment—Quarterly	0
Recorder Over/Short—Quarterly	36.60
Adjustment—Quarterly	50.00
 Total	 246,925.35

All of which is respectfully submitted.


DIANE SWOBODA PETERSON Real Estate/Recorder Deputy

Subscribed and sworn to before me by DIANE SWOBODA PETERSON, Woodbury County Real Estate/Recorder Deputy this 7 day of October, 2026.


MICHELLE K. SKAFF County Auditor

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: October 13, 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
Bates, Jackie	Auditor - Recorder	10-30-2026	Senior Clerk			S	Retired
Peters, Shelley	Building Services	10-26-2026	Custodian			R	Per AFSCME Courthouse – Move to Step 2. Anniversary Date: 10/28/26

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas, HR Director

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/9/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Supervisor Dan Bittinger

Wording for Agenda Item:

Approval to compensate an independent contractor for services provided during the transition to a new county morgue.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☒

Background & Financial Impact:

With the opening of the County's new morgue, services were needed to provide temporary operational support. At the time the new facility opened, the County was in process of hiring permanent staff. To maintain uninterrupted operations and continuity of services during the transition period, temporary support was provided through an independent contractor. Current Woodbury County M.E.I. Liz Ford was identified by Supervisor Dan Bittinger and Dr. Julie Breiner(Woodbury County Pathologist) as the reasonable choice for the independent contractor. Ms. Ford was already assisting the County Pathologist, Board of Supervisors and working alongside of Building Services in the buildout of the new county morgue. Financial impact total: \$3,868.75 -Rate of pay was \$25/hour as suggested by Dr. Breiner which was a fair market rate. - The cost of this temporary service was allocated out of the Morgue budget for FY27. -Timeline of temporary operational support needed was July 31, 2026 through September 17, 2026.

Recommendation:

Motion to approve the compensation of an independent contractor for services provided during the transition of the new morgue facility.

Attachments:

[Hours Log for Morgue Temporary Operational Support](#) 

Approved by Board of Supervisors on March 17, 2026

Date	Destination	Purpose	Lodging Costs	Meal Costs	Mileage Rate	Miles Driven	Mileage Costs	Misc. Costs
7/3/12	3 MRS		-	-	0.670		-	-
8/1/12	1.5 MRS			-			-	-
8/2/12	5 MRS			-			-	-
8/3/12	4 MRS			-			-	-
8/3/12	2.5 MRS			-			-	-
8/6/12	10 MRS			-			-	-
8/7/12	2 MRS			-			-	-
8/7/12	4 MRS			-			-	-
8/8/12	1.5 MRS			-			-	-
8/9/12	5 MRS			-			-	-
8/10/12	4 MRS			-			-	-
8/11/12	5 MRS			-			-	-
8/12/12	10 MRS			-			-	-
8/13/12	5 MRS			-			-	-
8/14/12	2 MRS			-			-	-
8/15/12	5 MRS			-			-	-
8/16/12	5 MRS			-			-	-
8/17/12	1 MRS			-			-	-
		48.5 MRS					-	-
Totals:			\$ -	\$ -			\$ -	\$ -
		Total Reimbursement Costs	\$ -					
Name	<i>[Signature]</i>							
Date	Signature	Approval Signature	Date					
Name		John A. Kreiner, MD						
Date	Signature	Approval Signature	Date					

12/2/50

→ Total 4/1/94 50

Date	Destination	Purpose	Lodging Costs	Meal Costs	Mileage Rate	Miles Driven	Mileage Costs	Misc. Costs
8/18/26	Morgue	5	-	-	0.670		-	-
8/19/26	"	21		-			-	-
8/20/26	"	5.5		-			-	-
8/21/26	"	5		-			-	-
8/22/26	"	5		-			-	-
8/23/26	"	3.5		-			-	-
8/24/26	"	3		-			-	-
8/25/26	"	2		-			-	-
8/26/26	"	7		-			-	-
8/27/26	"	4.5		-			-	-
8/28/26	"	2		-			-	-
8/31/26	"	5.75		-			-	-
9/1/26	"	5		-			-	-
9/2/26	"	5.75		-			-	-
9/4/26	"	2.5		-			-	-
9/5/26	"	1		-			-	-
9/8/26	"	3.75		-			-	-
9/9/26	"	1		-			-	-
9/10/26	"	4		-			-	-
9/11/26	"	4.25		-			-	-
Totals:			\$ -	\$ -			\$ -	\$ -
		Total Reimbursement Costs	\$ -					
Name	<i>Joe Ford</i>							
Date	Signature	Approval Signature	Date					
Name		<i>John A. Kreiner, MD</i>						
Date	Signature	Approval Signature	Date					

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/7/2026 Weekly Agenda Date: 10/13/2026

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

Wording for Agenda Item:

Receive and award bid for the bridge replacement project, L-(G-146)--73-97, on 200th St

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Bridge replacement project on 200th St 0.7 mi West of Emmett Ave. Section 22, T88N R46W. The new bridge over Deer Creek will be 50-ft x 30.5-ft and replaces the damaged bridge from the field fire. The project will be paid for with Woodbury County Secondary Road funds.

Recommendation:

Recommend receiving the bids for project number L-(G-146)--73-97. Recommend to award the bid for project L-(G-146)--73-97.

Attachments:

[Bid Documents](#) 

Approved by Board of Supervisors on March 17, 2026

NOTICE TO BIDDERS

Project Number: L-(G-146)—73-97

Sealed bids will be accepted by Woodbury County at the Engineers Office in Merville, Iowa, until 2:00 PM, on Monday, October 12, 2026 for the various items of construction work listed below.

A Certified check, made payable to the County, or a Cashier' check, made payable to either the County or to the contractor, drawn upon a solvent bank or a bid bond, shall be filed with each proposal in an amount as set forth in the proposal form. Cashier' check, made payable to the contractor, shall contain an unqualified endorsement to the County signed by the contractor or his authorized agent. Failure to execute a contract and file an acceptable bond and Certificate of Insurance within 30 days of the date of the approval for awarding of the contract, as herein provided, will be just and sufficient cause for the denial of the award and the forfeiture of the proposal guaranty.

Plans, specifications and proposal forms for the work may be seen and may be secured at Woodbury County Engineers Office

All proposals must be filed on the forms furnished by the County, sealed and plainly marked. Proposals containing any reservations not provided for in the forms furnished may be rejected, and the County Board reserves the right to waive technicalities and to reject any or all bids.

Attention of bidders is directed to the Special Provisions covering the qualifications of bidders and subletting or assigning of the contract.

As a condition precedent to being furnished a proposal form, a prospective bidder must be on the current Iowa Department of Transportation or local county list of qualified bidders; except that this requirement will not apply when bids are received solely for materials, supplies, or equipment.

WOODBURY County shall issue sales tax exemption certificates through the Iowa Department of Revenue and Finance to the successful bidder and an subcontractors to enable them to purchase qualifying materials for the project free of sales tax.

The County, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U S C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally- assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award

Description of the Proposed Work : L-(G-146)--73-97

Description	Unit	Quantity
CLEARING AND GRUBBING	ACRE	0.68
EMBANKMENT-IN-PLACE	CY	1,539
CLASS 10, CHANNEL	CY	299
CLASS 10, ROADWAY AND BORROW	CY	244
EXCAVATION, CLASS 13, WASTE	CY	20
REMOVAL OF EXISTING BRIDGE	LS	1
EXCAVATION, CLASS 20	CY	189

STRUCTURAL CONCRETE (BRIDGE)	CY	163
REINFORCING STEEL	LB	164
REINFORCING STEEL, EPOXY COATED	LB	36,316.0
CONCRETE OPEN RAILING, TL-4	LF	122.0
PILES, STEEL, HP 10X42	LF	1,360
STEEL BEAM GUARDRAIL BARRIER TRANSITION SECTION, BA-221	EACH	4
STEEL BEAM GUARDRAIL END ANCHOR, BOLTED	EACH	4
STEEL BEAM GUARDRAIL TANGENT END TERMINAL, BA-225	EACH	4
ENGINEERING FABRIC	SY	388
REVETMENT, CLASS E	TON	492
FIELD FENCE	LF	307.0
FIELD FENCE BRACE PANELS	EACH	10
SAFETY CLOSURE	EACH	2
TRAFFIC CONTROL	LS	1
MOBILIZATION	LS	1
MULCHING	ACRE	0.68
SEEDING AND FERTILIZING (RURAL)	ACRE	0.68
PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	911.0

Total Proposal Guaranty is \$26,000; 70 Working Days; Late Start Date: 4/1/2027; \$1,000/Day Liquidated Damages.

STANDARD SPECIFICATIONS OF THE IDOT, SERIES 2023, AND CURRENT SUPPLEMENTAL SPECIFICATIONS SHALL APPLY

Approved by the Woodbury County Board of Supervisors at their regular session on 10/13/2026

Laura Sievers

By: Laura Sievers, P.E., Woodbury County Engineer

BIDDING PROPOSAL FOR WOODBURY COUNTY

Project Number: L-(G-146)—73-97

Type of Work: Bridge Replacement – C.C.S.

System: Local

Miles: 0.00

Location and Description : On 200TH ST, 0.7 mi West of Emmett Ave. Section 22, T88N R46W

Proposal of: _____
Name of Bidder

Street Name: _____
Street Address

City State Zip Code

Federal Tax I.D. Number

Phone Fax Email

The bidder hereby certifies that no other principal is involved in or has an interest in this proposal; that the bidder has thoroughly examined the plans and specifications and this contract form and is aware of the provisions contained herein; that the bidder has examined the site of the work and understands that the quantities of work required by the plans and specifications are approximate only and are subject to increases and decreases; that the bidder understands that all quantities of work actually required must be performed and that payment therefore shall be at the unit prices stipulated herein; that the bidder proposes to timely furnish the specified material in the quantities required and to furnish the machinery, equipment, labor and expertise necessary to competently complete this project by the time specified; that no state or county official or employee has a direct or indirect interest in the contract which would cause violation of Iowa Code Section 314.2; that the bidder has made no agreement with any supplier of motor fuel or special fuel which will result in a violation of Iowa Code Section 452A.17(8).

If this bid is accepted, Bidder agrees: to perform all "extra work" required to complete the project at unit prices or lump sums to be agreed upon in writing prior to commencement of such "extra work" or if prior agreement cannot be reached, to perform the work on a "force-account basis" as provided in the specifications; to execute the formal contract within thirty days of the date of approval for award or to forfeit the proposal guaranty furnished herewith; to begin work in accordance with the contract documents and to either complete the work within the contract period or pay liquidated damages, which shall accrue at the daily rate specified below, for each additional working day the work remains uncompleted; and to furnish a performance bond in an amount equal to the contract award as security for the full and complete performance of the contract in accordance with the plans and specifications.

Work Days	Date Type	Date	Liquidated Damages Per Day
70	Late Start Date	4/1/2027	\$1,000.00
Proposal Guaranty: \$26,000			

Enclosed herewith is a certified check, credit union share draft, Cashier's Check, bank draft on a solvent bank or a bid bond in the penal sum shown in the contract document as a proposal guaranty. It is understood by bidder that the said guaranty document shall be retained by the Contracting Authority as a forfeiture in the event the formal contract is not executed or performance bond is not furnished if the award is made to the undersigned.

The signing of this Bid Document shall serve as an unsworn declaration that, I (the owner, partner, President, other corporate officer, or an authorized representative) hereby certify under penalty of perjury under the laws of the United States and the State of Iowa that I have read, understand, and accept the Bidding Certifications and other provisions contained in this Proposal Notice.

Signature Date

Signature Date

Date of Letting: Monday, October 12, 2026, 2:00 PM, 759 E. Frontage Rd., Merville, IA, 51039

SCHEDULE OF PRICES -- PROPOSAL

Woodbury County, Iowa -- Project L-(G-146)—73-97

Type of Work : BRIDGE REPLACEMENT – C.C.S.

UNIT PRICES AND EXTENDED AMOUNTS MUST BE TYPED OR SHOWN IN INK OR THE BID WILL BE REJECTED.

Bidder shall show unit price and extension for each item and total for each division

Item Number	Description	Unit	Quantity	Unit Price	Total
1. 2101-0850001	CLEARING AND GRUBBING	ACRE	0.68		
2. 2102-2710070	EMBANKMENT-IN-PLACE	CY	1,539		
3. 2104-2710020	CLASS 10, CHANNEL	CY	299		
4. 2102-2710070	CLASS 10, ROADWAY AND BORROW	CY	244		
5. 2102-2713090	EXCAVATION, CLASS 13, WASTE	CY	20		
6. 2401-6745625	REMOVAL OF EXISTING BRIDGE	LS	1		
7. 2402-2720000	EXCAVATION, CLASS 20	CY	189		
8. 2403-0100010	STRUCTURAL CONCRETE (BRIDGE)	CY	163		
9. 2404-7775000	REINFORCING STEEL	LB	164		
10. 2404-7775005	REINFORCING STEEL, EPOXY COATED	LB	36,316.0		
11. 2414-6424124	CONCRETE OPEN RAILING, TL-4	LF	122.0		
12. 2501-0201042	PILES, STEEL, HP 10X42	LF	1,360		
13. 2505-4008420	STEEL BEAM GUARDRAIL BARRIER TRANSITION SECTION, BA-221	EACH	4		
14. 2505-4021010	STEEL BEAM GUARDRAIL END ANCHOR, BOLTED	EACH	4		
15. 2505-4021722	STEEL BEAM GUARDRAIL TANGENT END TERMINAL, BA-225	EACH	4		
16. 2507-3250005	ENGINEERING FABRIC	SY	388		
17. 2507-6800061	REVTMENT, CLASS E	TON	492		
18. 2519-3300400	FIELD FENCE	LF	307.0		
19. 2519-3300400	FIELD FENCE BRACE PANELS	EACH	10		
20. 2528-2518000	SAFETY CLOSURE	EACH	2		
21. 2528-8445110	TRAFFIC CONTROL	LS	1		
22. 2533-4980005	MOBILIZATION	LS	1		
23. 2601-2634100	MULCHING	ACRE	0.68		
24. 2601-2636043	SEEDING AND FERTILIZING (RURAL)	ACRE	0.68		
25. 2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	911.0		
				Total Bid	

The County, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U S C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally- assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award

STANDARD SPECIFICATIONS OF THE IDOT, SERIES 2023, AND CURRENT SUPPLEMENTAL SPECIFICATIONS SHALL APPLY

SPECIAL PROVISIONS
Woodbury County, Iowa -- Project L-(G-146)—73-97

Type of Work : BRIDGE REPLACEMENT – C.C.S.

Letting Date: October 12, 2026

1. Woodbury County will issue Tax Exemption Certificates to successful bidder.
2. Unit bids shall be typed or shown in ink or the bid may be rejected.
3. The County Board of Supervisors reserves the right to evaluate each bid and award a contract which in their judgement will best serve the interest of the County.
4. Free winter work will be allowed on the project for the winter of 2026/2027
5. **Bids are due in the Woodbury County Engineers Office by 2:00 PM CDST on October 12, 2026.**
The Woodbury County Engineers office is located at 759 E Frontage Rd., Merville, Iowa 51039

Woodbury County Board of Supervisors

Agenda Item(s) Request Form

Date: 10/8/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Sheriff Chad Sheehan

Wording for Agenda Item:

Sign Interlocal Agreement for the BRYNE Grant

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☐

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time _____

Reviewed by County Attorney's Office ☐

Background & Financial Impact:

Annually the Woodbury County Sheriffs office along with the Sioux City Police Dept. receive a BRYNE Grant. This grant is split 50/50 between the two entities. To accomplish this a interlocal Agreement needs to be signed by the Board of Supervisors.

Recommendation:

Sign Agreement

APPLICATION NUMBER GRANT14789909

THE STATE OF IOWA

KNOWN ALL BY THE PRESENT

COUNTY OF WOODBURY

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF SIOUX CITY, IOWA AND THE COUNTY OF WOODBURY, IOWA**

2026 BYRNE JUSTICE ASSISTANCE GRANT (JAG) GRANT PROGRAM AWARD

This Agreement is made and enter into this (12th, October, 2026) by and between the CITY of Sioux City, acting by and through its governing body, the City Council, hereinafter referred to as CITY, and the COUNTY of Woodbury, acting by and through its governing body, the Board of Supervisors, hereinafter referred to as COUNTY, both of Woodbury County, State of Iowa, witnesseth:

WHEREAS, this Agreement is made under the authority of Iowa Code; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that performance of this Agreement is in the best interest of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing part for the services or functions under this Agreement; and

WHEREAS, the CITY and COUNTY believe it to be in their best interest to reallocate the JAG funds.

NOW THEREFORE, the CITY and COUNTY agree as follows:

Section 1.

CITY agrees to pay COUNTY 50% of funds received under the federal award for a total of **\$31,645.00** in JAG funds.

Section 2.

CITY agrees to use \$31,645.00 for eligible activities under the JAG Program until 9.30.2030.
COUNTY agrees to use \$31,645.00 for eligible activities under the JAG Program until 9.30.2030.

Section 3.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Iowa Tort Claims Act.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Iowa Tort Claims Act.

Section 5.

Each party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable any civil liability that may arise from the furnishing of the services by the other party.

APPLICATION NUMBER GRANT14789909

Section 6.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 7.

By entering into this Agreement, the parties do not intend to create any obligations or express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not signatory hereto.

CITY of Sioux City

COUNTY of Woodbury County

Mayor, City of Sioux City, IA.

Chairman, Woodbury County, IA. Board of Supervisors

ATTEST

City Clerk

Woodbury County Auditor

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/6/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

Wording for Agenda Item:

a. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014. c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Action Required:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☒

Informational ☐

Attachments ☒

Set Time: 4:45 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, JD Legacy Farms, LLC (Dennis Bollmeyer), has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for approximately 17.255 gross acres (14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township) along 110th Street (County Road D12). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of

the Woodbury County Zoning Ordinance. The Woodbury County Zoning Commission reviewed the application during their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice requirements, additional hearings and readings are tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:45 PM, unless waived by the Board of Supervisors pursuant to Iowa Code Section 331.302.

Recommendation:

a. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014. c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Attachments:

[Backup Materials](#) 

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

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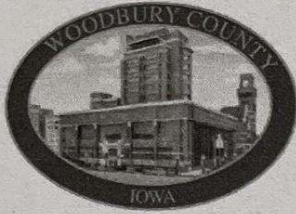
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Zoning Commission Recommendation



WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Portions of Parcels
#894607100002 and #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer)

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by JD Legacy Farms, LLC (Dennis Bollmeyer) to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Sioux City, Iowa 51108.

The rezone is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented. (Vote: 5-0, unanimous.)

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

Dated this 15th day of October, 2026.

A handwritten signature in blue ink, appearing to read "Christine Zellmer Zant".
Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

<https://www.youtube.com/watch?v=rwPBNNkYKXs>

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septic, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh. Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

**REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION
(ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM
STEVEN SITZMANN – PARCEL #894608100010**

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

**ACTION ITEM: SELECTION OF ONE ZONING COMMISSION
REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND
INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)**

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Merville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Merville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS)

ORDINANCE NO. _____

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for the approximately 17.255-acre (gross) / 14.407-acre (net) property identified as portions of Parcel IDs #894607100002 and #894607100014, located in T89N R46W (Concord Township), in the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 7, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies along 110th Street (County Road D12) in Concord Township. The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Application Details

Date Received: August 3, 2026 (Case #1202)

Fee: \$400 (Check #12028)

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

Address: 30585 300th Street, Hinton, IA 51024-8509

Engineer / Surveyor: David Lamberton, DGR Engineering – 712-266-1554

Property Information:

Property Address / Vicinity: N½ NW¼ & related, Section 7, T89N-R46W (Concord Township) along 110th Street (County Road D12)

Parcel ID(s): Portions of 894607100002 and 894607100014

Total Acres (subject of rezone / concurrent plat): approximately 17.255 gross / 14.407 net

Current Use: Agriculture (AP)

Proposed Use: Agriculture / AE Housing (single-family residential lots)

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): Approximately 78–86 range (see soil report; weighted ~78.2 on portion mapped)

Pre-application meeting: July 31, 2026 – Staff present: Dan Priestley

Pre-application Meeting

Date: July 31, 2026

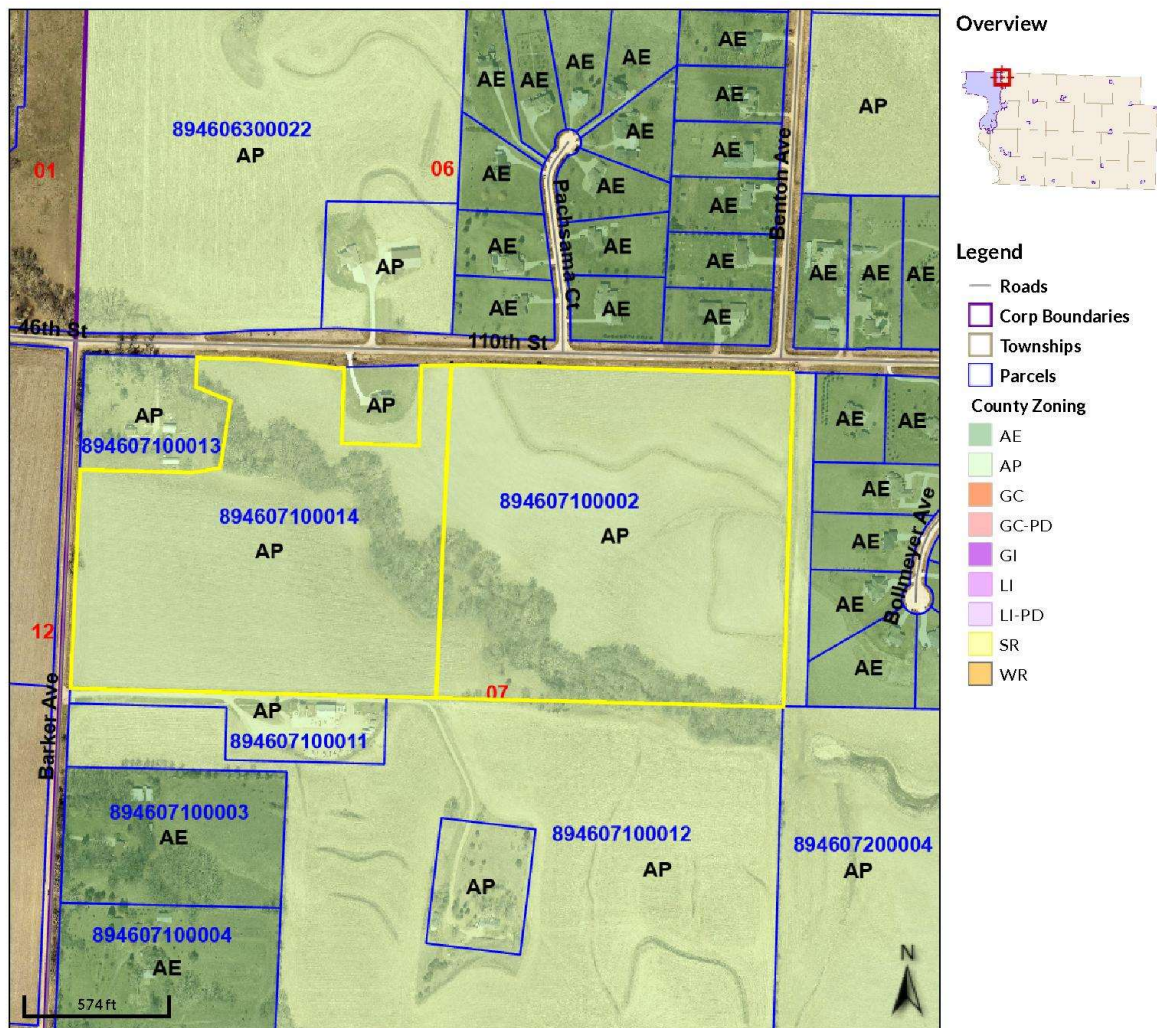
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant proposes to create a seven-lot (two-out lots) minor subdivision (Bollmeyer Second Addition) for single-family residential development. Under Section 3.01.1 B of the Woodbury County Zoning Ordinance, not more than two residences shall be allowed on any quarter-quarter section (nominally 40-acre) tract in the Agricultural Preservation (AP) district. When a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification. The Agricultural Estates (AE) district is the appropriate classification to accommodate the proposed residential lots while retaining rural character compatible with surrounding agricultural and estate uses.

This rezone is filed concurrently with the Bollmeyer Second Addition minor subdivision application. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR Base Flood Elevation determinations have been obtained (Projects 2026-0978 and 2026-0979). Local floodplain permits will be required prior to development.

Location Map



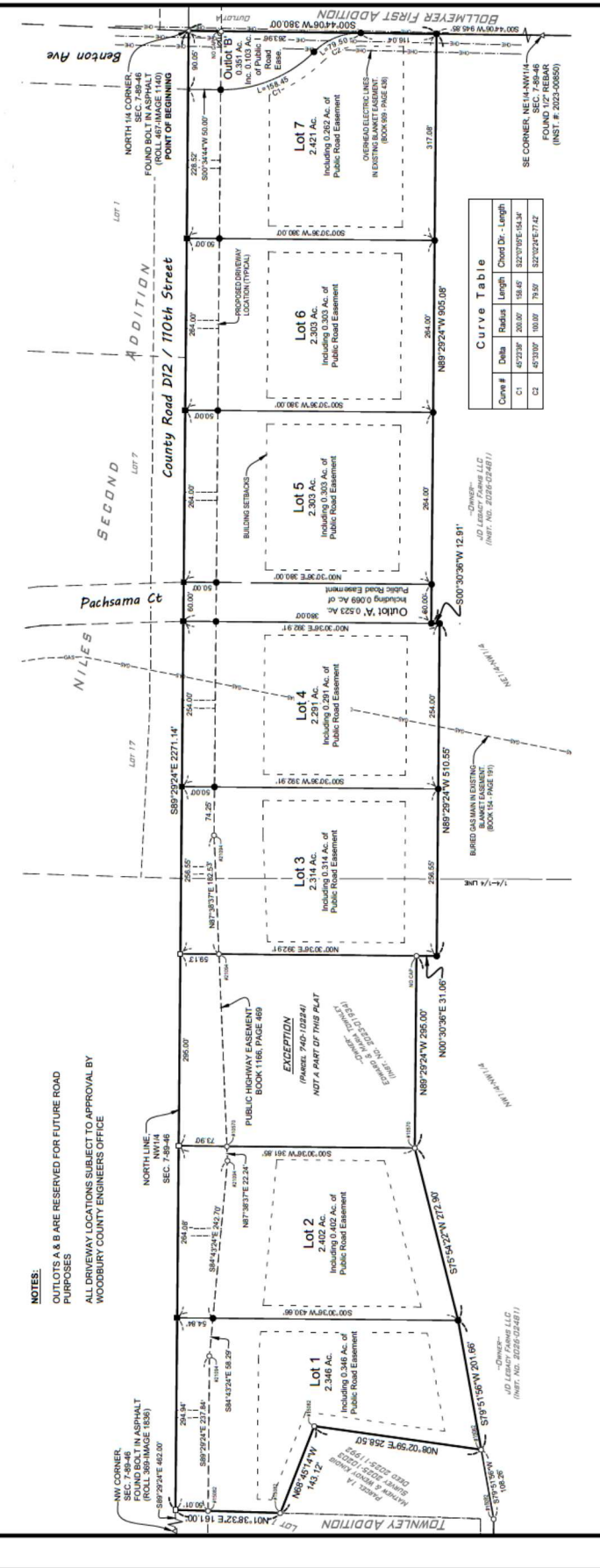
Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER
GEO SPATIAL

Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details

Plat Excerpt (Area to be Rezoned)



Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

- Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;
- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved General Development Plan / Future Land Use Map

The concurrent minor subdivision and rezone support orderly rural residential development in an area already experiencing estate-style residential growth (Niles Second Addition, Bollmeyer First Addition, and surrounding AE parcels). The AE district is specifically intended to provide for residential development on larger lots in a manner compatible with agricultural surroundings. The proposal aligns with managed growth principles by utilizing land already under common ownership and adjacent to existing residential development rather than leapfrogging into prime agricultural core areas.

Future Land Use

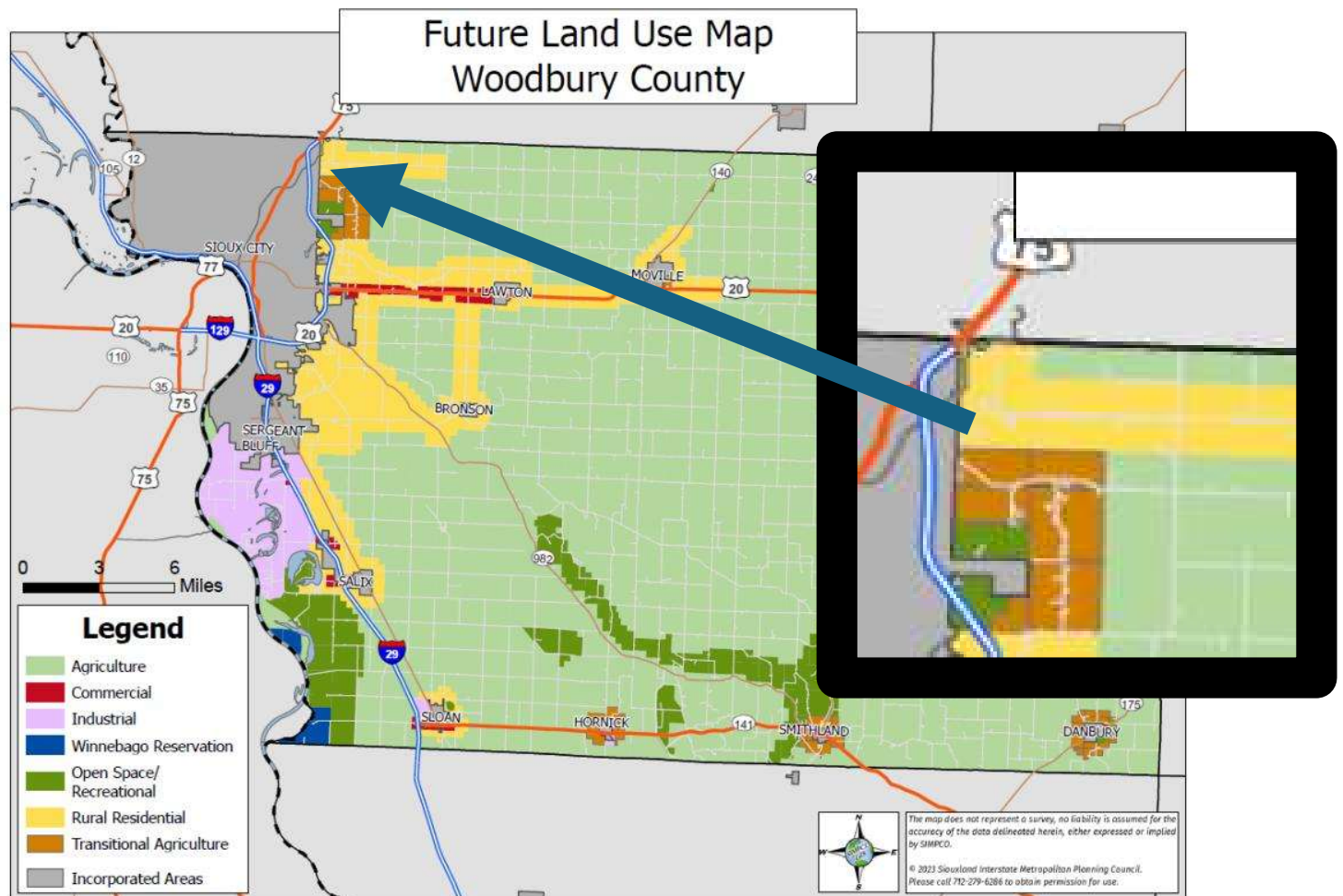


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies

Iowa DNR has issued BFE determinations, and the City of Sioux City approved extraterritorial review of the associated Bollmeyer Second Addition final plat. The County Engineer reviewed the proposed minor subdivision and concurrent rezoning from AP to AE, noting that the property fronts paved D12, a Farm-to-Market route carrying approximately 570–1,000 vehicles daily between US 75 and K64; the seven additional lots are expected to increase residential traffic. Any proposed roadways or outlots must align directly with existing roadways. D12's 60-mph speed limit will remain unchanged as driveways are added. Prospective purchasers must be informed of traffic conditions, the speed limit, potential traffic types and volumes, and that snow removal and emergency services are provided from the Lawton area, with corresponding response expectations. Landowners must obtain applicable Woodbury County Secondary Roads access permits before working within the County right-of-way. Subject to these requirements, Secondary Roads has no objections to the subdivision or rezoning. As of September 24, 2026, no utility objections have been received.

Consideration of the Corn Suitability Rating (CSR) of the property

CSR2 values for the mapped portion average approximately 78.2 (range of individual map units roughly 32–92). While productive, the presence of an unnamed stream corridor, existing tree/vegetation areas, and the proposed lot configuration (approximately 2.3-acre lots) limit the practical agricultural scale. The AE district continues to allow agricultural uses compatible with residential estates.

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots (Niles Second Addition / Pachsama Court to the north, Bollmeyer First Addition to the east) and remaining AP agricultural land. The proposal is a logical extension of the established residential estate pattern rather than a spot zone. Restrictive covenants further ensure residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size in AE is consistent with rural residential scale. Floodplain constraints are identified and will be managed through required permits and freeboard. Access is directly to County Road D12 / 110th Street; driveway locations subject to County Engineer approval. Economic: The rezone enables development of additional rural housing supply while the concurrent covenants and AE standards protect neighboring property values and agricultural operations.

Any other relevant factors

The rezone is the required legal mechanism under Section 3.01.1 B of the Zoning Ordinance to allow more than two residences per quarter-quarter section. Concurrent processing with the minor subdivision ensures coordinated review. Public notice to 1,000-foot owners and stakeholders provides opportunity for input.

Staff Recommendation

Based on the information provided in the application, the concurrent Bollmeyer Second Addition minor subdivision, the Woodbury County Zoning Ordinance (particularly §3.01.1 B), soil/CSR2 data, floodplain information, and surrounding land-use pattern, staff recommends approval of the request to rezone the subject property from Agricultural Preservation (AP) to Agricultural Estates (AE). This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, City of Sioux City extraterritorial approval, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission may make a recommendation to the Board of Supervisors following their public hearing or they may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: il2l5OYkN4Sj0H9tRtl7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 |
Purchase order number: BOS_7202

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Dan Priestley
dpriestley@woodburycountyiowa.gov
(712) 279-6609

FILING FOR

Sioux City Journal

Columns Wide: 1 Ad Class: Legals
Total Column Inches: 12.57
Number of Lines: 149

10/08/2026: General Legal Notice 98.64

Subtotal	\$98.64
Tax	\$0.00
Processing Fee	\$0.00
Total	\$98.64

See Proof on Next Page

**NOTICE REGARDING PUBLIC
HEARINGS BEFORE THE
WOODBURY COUNTY BOARD OF
SUPERVISORS FOR A ZONING
ORDINANCE MAP AMENDMENT
(REZONE) FROM THE
AGRICULTURAL PRESERVATION
(AP) ZONING DISTRICT TO THE
AGRICULTURAL ESTATES (AE)
ZONING DISTRICT**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on **Tuesday, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 PM**, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:30 AM to 4:30 PM. If accepted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

Written comments may be submitted by mail or email to: Woodbury County Planning and Zoning, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodbury-countyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearings.

CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

TITLE: A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8508.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (NW1/4-NW1/4) of Section 7, Township 68 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (NW1/2-NW1/4) of Section 7, Township 68 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 07°44'09" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 505.06 feet; thence South 00°30'36" West for a distance of 12.81 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County

Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'58" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°43'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 68 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8508, Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8508, Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).
GOL-IA-503729

Decision. Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed subject to subsections (iv) and (v) below, to adopt an ordinance approving the amendment to the zoning district map.
- Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.
- The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c

PUBLISHER ID: COL-IA-503654

NOTICE NAME: ZC_9-28-26

Publication Fee: \$154.25

Edmar Corachia

(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the board of supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 638 085 5599 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at: dproctor@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bolmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot plus two existing minor subdivision to be known as the Bolmeyer Second Addition. The applicants seek to divide approximately 17,255 acres (approximately 14,407 acres net) from portions of Parcel #89467130002 and Parcel #89467130014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 6th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream. The property is located along 110th Street County Road D12 in Concord Township, Woodbury County, Iowa, near the Sioux City area (Parcel #89467130002 and Parcel #89467130014). Applicant(s): JD Legacy Farms, LLC (Dennis Bolmeyer). Mailing Address: 30385 300th St., Hinton, IA 51024-8508. Property Address: Along 110th Street (County Road D12) in the vicinity of 11th 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51103).

Item Two (2)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bolmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30385 300th St., Hinton, IA 51024-8508.

The proposal is to rezone approximately 17,255 gross acres (approximately 14,407 net acres) identified as portions of Parcel #89467130002 and Parcel #89467130014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bolmeyer Second Addition minor subdivision to approximately 14,407 acres of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 6th P.M., Woodbury County, Iowa, described as follows: The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 6th P.M., Woodbury County, Iowa, described as follows: Beginning at the north quarter corner of said Section 7, Thence South 12°44'00" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'06" West for a distance of 12.91 feet; thence North 89°23'24" West for a distance of 510.55 feet; thence North 00°30'06" East for a distance of 51.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°36'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 88 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner/Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Three (3)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #684703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'40" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 88.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'40" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 28°03'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'00" W a distance of 320.59 feet; thence S 47°51'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of

record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner/Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106. GCL-IA-503654

Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

On 9/25/26 – Staff received telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: Brian Ferguson (September 24, 2026): "Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off."

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

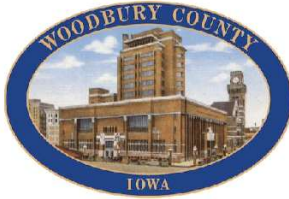
WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): "Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other comments."

County Engineer's Review Memo



Woodbury County Secondary Roads Department

759 E. Frontage Road · Merville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: September 11, 2026

Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

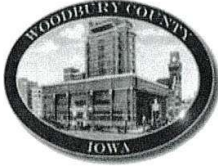
Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

Supporting Documentation

Zoning Ordinance Map Amendment Application



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance

Section 2.02(4)

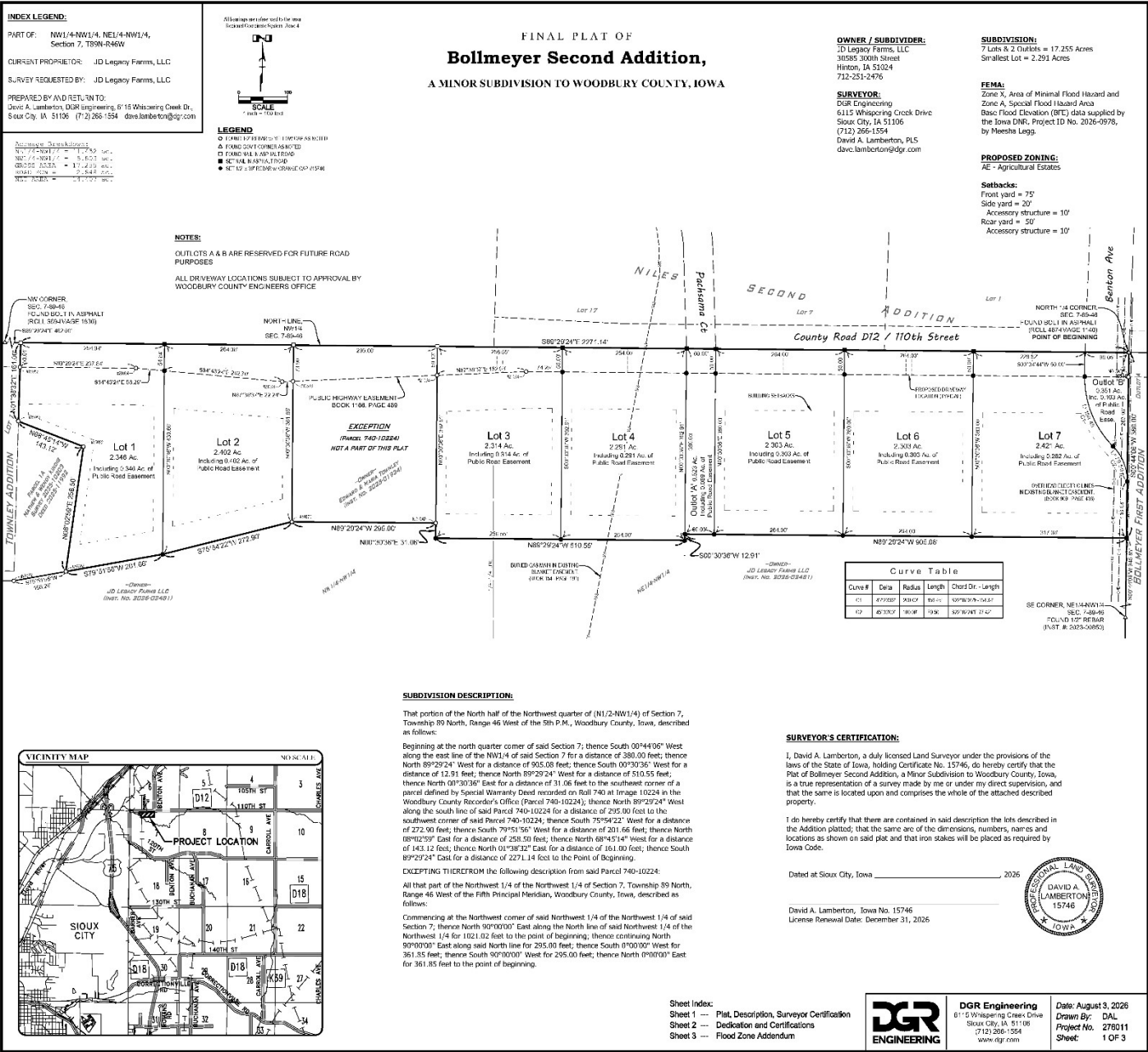
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: (Dennis Bollmeyer)		Applicant Information:	
Owner	<u>JD Legacy Farm, LLC</u>	Applicant	<u>Same</u>
Address	<u>30585 300th St. Hinton, Ia 51024</u>	Address	
Phone	<u>[REDACTED]</u>	Phone	
Engineer/Surveyor <u>David Lamberton</u>		Phone <u>712-266-1554</u>	
Property Information:			
Property Address or Address Range		11.452	
<u>NEX NW 1/4</u>		<u>89 146</u> <u>34441</u>	
Quarter/Quarter	<u>NW NW 1/4</u>	Sec	<u>77</u>
Parcel ID #	<u>8946071 00002</u>	Twship/Range	<u>89 146</u> <u>34441</u>
Parcel ID #	<u>8946071 0014</u>	or GIS #	
Current Use	<u>Agriculture AP</u>	Proposed Use	<u>Agriculture AE Housing</u>
Current Zoning	<u>AP</u>	Proposed Zoning	<u>AE</u>
Average Crop Suitability Rating (submit NRCS Statement)		17.255 Gross 14.407 Net	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>7-31-26</u> Staff present <u>Dan Priestley</u> The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property. This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner <u>JD Legacy Farms, LLC</u> Applicant <u>Dennis Bollmeyer</u> Date <u>8-3-26</u> Date <u>8-3-26</u>			
Fee: \$400 Case #: <u>7202</u>		Date Received	
Check #: <u>12028</u>		RECEIVED	
Receipt #: _____		AUG - 3 2026	

WOODBURY COUNTY
PLANNING & ZONING

Proposed Subdivision Plat



DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lambertson, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____ by
Dennis D. Bollmeyer and Judy L. Bollmeyer, as Managers of JD Legacy Farms, LLC.

Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FICA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(a).

Dated: _____, 2026.
Farm Credit Services of America, FICA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____

by _____ as _____ of Farm Credit Services of America, FICA.

By: _____
Notary Public In and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this _____ day of _____, _____

at _____ o'clock _____ M., recorded in Plat Envelope _____ indexed
and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____ day of _____, _____
a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____
Tyler Mogensen
County Assessor

FINAL PLAT OF**Bollmeyer Second Addition,
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA****BOARD OF SUPERVISORS RESOLUTION NO. _____**

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson
Chairman
Board of Supervisors
Woodbury County, Iowa
ATTEST: Michelle K. Skaff
Secretary

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

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of _____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated _____
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

**TREASURER'S CERTIFICATE OF
TAXES AND SPECIAL ASSESSMENTS**

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026
Andrew Glisar
Chairperson

Dated _____, 2026
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER:
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 9:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Succon-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6, 1941 and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records. The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 10, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27, 1959, filed April 21, 1959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1166 at Page 469 of the Woodbury County Records, Entry No. 60 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated -September 10, 1976, filed April 1, 1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2943 of the Woodbury County Records, Entry No. 78 - Plat of Survey dated November 17, 2025, filed November 17, 2025, and recorded as Instrument No. 2025-12395 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of \$1,403.00.
Form

Dated: _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026
Robert E. Scott
Mayor

Approved _____, 2026
ATTEST: Heidi Farners
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCasle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____ day of _____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026
Robert E. Scott
Mayor

Dated _____, 2026
ATTEST: Heidi Farners
City Clerk

COUNTY ENGINEER'S CERTIFICATE

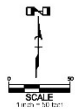
I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51109
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3



FLOOD ZONE ADDENDUM

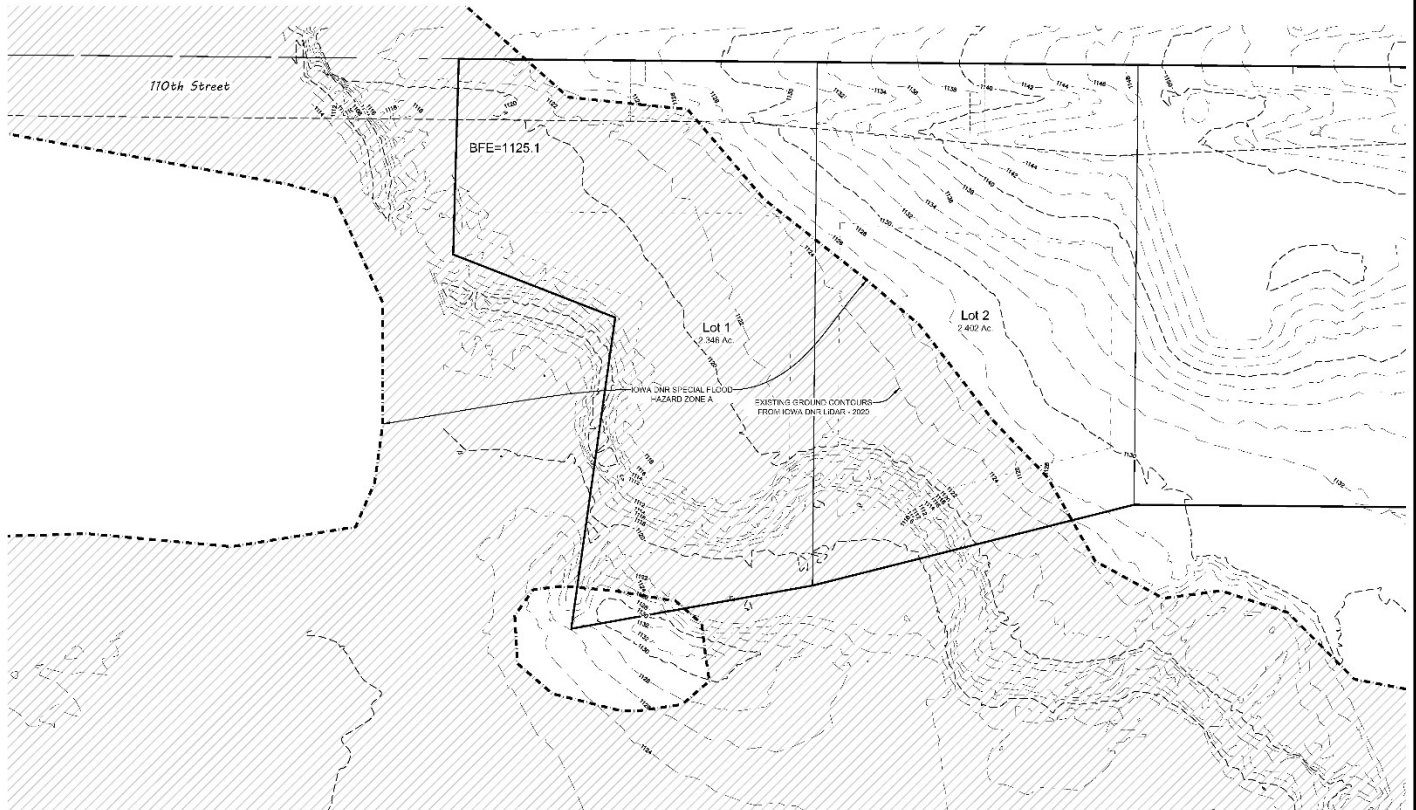
Bollmeyer Second Addition,
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 993-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit prior to construction.



Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 285-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Drawn by: P125/218/11/15 Date: 08/03/2026 10:14 AM

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Alternate ID	883545
Property Address	N/A
Sec/Twp/Rng	7-89-46
Brief Tax Description	NE NW 7-89-46
	(Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	38.48
Net Acres	38.48
Adjusted CSR Pts	2389.59
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
[JD LEGACY FARMS LLC](#)
[30585 300TH ST](#)
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	\$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		\$0.00

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

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440

Sioux City Special Assessments and Fees

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

No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description	1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT
	(Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
[JD LEGACY FARMS LLC](#)
[30585 300TH ST](#)
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	\$1,358,405.00

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

Valuation

	2026	2025
Classification	Agriculture	Agriculture
+ Assessed Land Value	\$107,740	\$107,450
+ Assessed Building Value	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0
= Gross Assessed Value	\$107,740	\$107,450
- Exempt Value	\$0	\$0
= Net Assessed Value	\$107,740	\$107,450

Sioux City Special Assessments and Fees

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

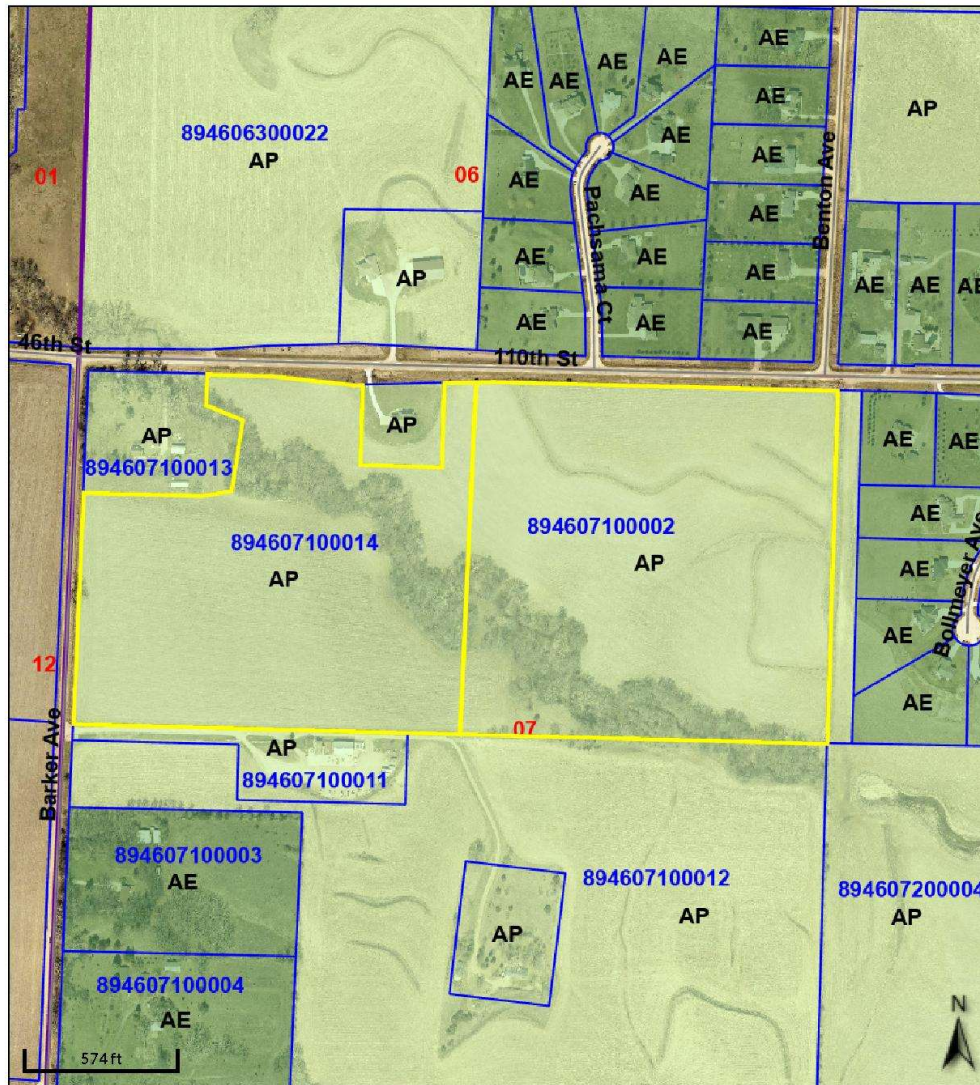
No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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Zoning Map



Overview



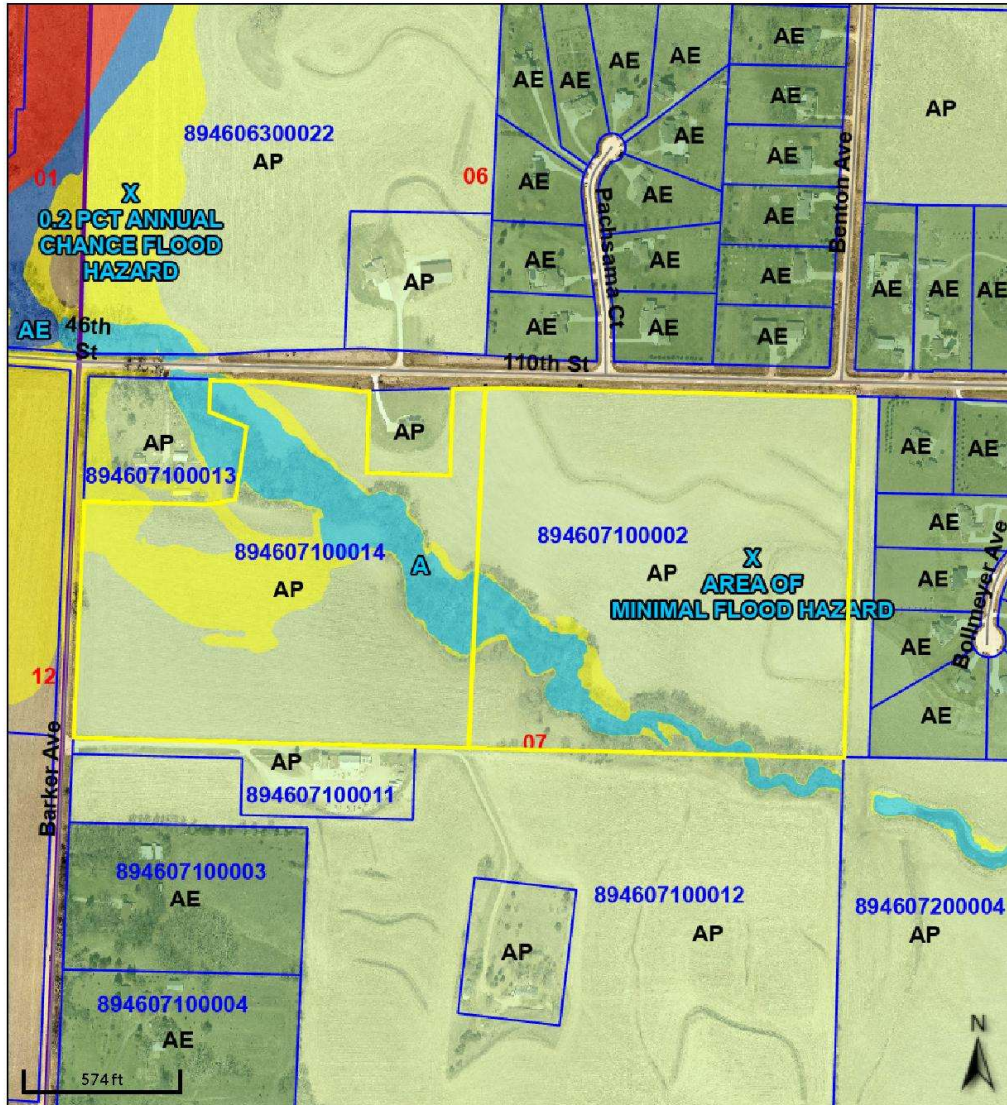
Legend

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

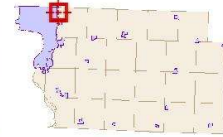
Date created: 8/18/2026
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Floodplain Map



Overview



Legend

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

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Elevation Map



Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Gross Acres	38.48
ROW Acres	0.00
Gross Taxable Acres	38.48
Exempt Acres	0.00
Net Taxable Acres	38.48
Average Unadjusted CSR2	67.43
	(Gross Taxable Acres - Exempt Land)
	(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:50

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	38.48		2,594.61	2,393.68

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				38.48	2,594.61	2,393.68

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014	
Gross Acres	34.41	
ROW Acres	0.00	
Gross Taxable Acres	34.41	
Exempt Acres	0.00	
Net Taxable Acres	34.41	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	86.66	(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:52

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	34.41		2,982.11	2,808.19

Soil Summary

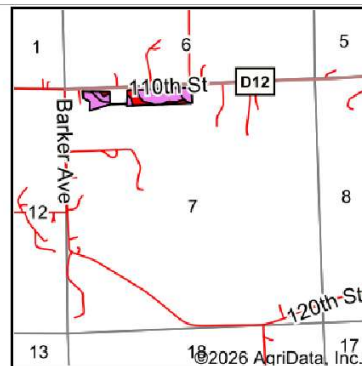
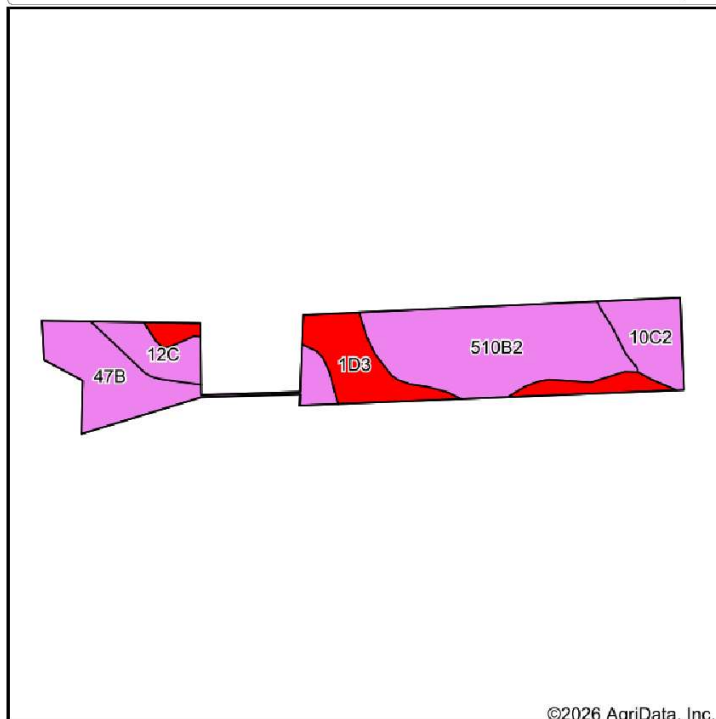
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				34.41	2,982.11	2,808.19

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Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **7-89N-46W**
 Township: **Concord**
 Acres: **14.72**
 Date: **8/3/2026**

KRIENER
 FARM MANAGEMENT, INC.

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		Ile	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		Ille	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		Ilw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		Ille	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		Ille	211.2	5.9	61.2	12.9	86	57	81	81	76
Weighted Average					2.41	202.8	5.7	58.8	12.9	78.2	59.7	*n 76	*n 75	*n 72.6

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/6/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

Wording for Agenda Item:

a. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Action Required:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☒

Informational ☐

Attachments ☒

Set Time: 4:48 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, Sam M. Peterson, has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for an approximately 8.06-acre (7.46 net acre) property identified as Parcel #884703400012, located at 1555 170th Lane, Sioux City, IA 51106 (Woodbury Township). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Woodbury County Zoning Commission reviewed the application during their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice requirements, additional hearings are tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:48 PM, unless waived by the Board pursuant to Iowa Code Section 331.302.

Recommendation:

a. Receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Attachments:

[Backup Materials](#) 

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

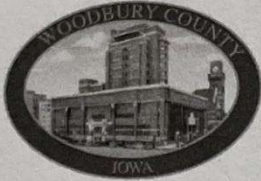
Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: Sam M. Peterson

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Zoning Commission Recommendation



**WOODBURY COUNTY
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Parcel #884703400012 for Sam M. Peterson

Dear Board of Supervisors:

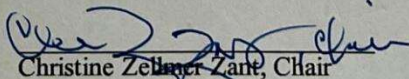
On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Sam M. Peterson to rezone Parcel #884703400012 (1555 170th Lane, Sioux City, Iowa 51106), an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Yule Turkey Farms Incorporated by warranty deed on November 13, 2025. The property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the west, with AP land remaining to the north and east.

The rezone is required due to density limits under Zoning Ordinance Section 3.01.1 B (with existing houses to the south and at the Frank Asphalt location, a third house within the quarter-quarter section triggers the density limit). An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning, places housing near existing housing, and the property is not in the floodplain. The Future Land Use Map context supports the request, and AE retains substantial agricultural rights similar to AP.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented on the property at 1555 170th Lane. (Vote: 5-0, unanimous.)

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

Dated this 1st day of October, 2026.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Zoning Commission Draft Minutes from September 28, 2026

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

<https://www.youtube.com/watch?v=rwPBNNkYKXs>

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septs, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

**REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION
(ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM
STEVEN SITZMANN – PARCEL #894608100010**

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

**ACTION ITEM: SELECTION OF ONE ZONING COMMISSION
REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND
INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)**

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS)

ORDINANCE NO. _____

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____
Date of Public Hearing and Second Reading _____
Date of Public Hearing and Third Reading _____
Date of Adoption _____
Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Property Address: 1555 170th Lane, Sioux City, Iowa 51106 (Woodbury Township)

Parcel #: 884703400012

Petitioner/Applicant(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the real estate identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (net approximately 7.46 acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106. The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Application Details

Date Received: September 2, 2026 (Case #7213)

Fee: \$408.70

Owner / Applicant: Sam M. Peterson

Address: 1592 170th Street, Sioux City, IA 51106

Property Address: 1555 170th Lane, Sioux City, IA 51106

Engineer / Surveyor: Not specified / Legal description from Warranty Deed 2025-12016

Pre-application meeting: August 17, 2026 — Staff present: D. Priestley

Property Information

Property Address / Vicinity: 1555 170th Lane, Sioux City, IA 51106 — Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West (Woodbury Township), along 170th Street / access road.

Parcel ID(s): 884703400012

Total Acres (subject of rezone): approximately 8.06 gross acres (includes 0.60 acres more or less of road right-of-way easement); net approximately 7.46 acres.

Current Use: Agriculture / Empty Land (existing agricultural buildings present)

Proposed Use: Agricultural Estates (AE) residential / estate uses compatible with surrounding rural residential development — Single Family Home

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): The weighted average CSR2 is approximately 61.5.

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant, Sam M. Peterson, requests approval of a zoning district map amendment to rezone Parcel No. 884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms, Inc., by Warranty Deed recorded as Document No. 2025-12016 on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3-88-47. The property has frontage and access via an existing access road connecting to 170th Street.

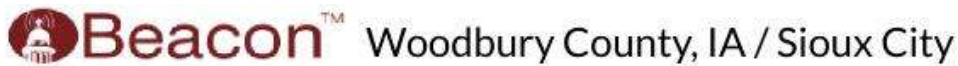
Under the Woodbury County Zoning Ordinance, the AP District is intended to preserve productive agricultural land and limit nonfarm residential density. The AE District is intended to accommodate low-density residential development on larger lots in a manner compatible with surrounding agricultural and rural estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and a city development to the west. AP-zoned agricultural land remains to the north and east. Accordingly, the requested rezoning represents a logical extension of the established AE residential-estate development pattern rather than the introduction of a spot zone into a predominantly agricultural area. The property is located within an Area of Minimal Flood Hazard, according to FEMA and Beacon mapping. No Special Flood Hazard Area is mapped on the subject parcel. Any future residential development would remain subject to all applicable building, setback, driveway, utility, and other county requirements.

In late July, county staff discovered that the property owner had commenced grading activities without addressing the matter with county staff. The owner subsequently contacted the County to obtain a building permit; however, the permit application could not proceed because the property was located in the AP Zoning District. The property owner was then instructed to submit this rezoning application to address the zoning

issue. It was later discovered that the property owner and contractor had commenced construction of a residence without building permit approval. County staff verbally instructed the property owner and contractor to cease construction activities pending resolution of the zoning and permitting issues. County staff subsequently issued a letter dated September 23, 2026 addressing the matter.

Location Map

See attached Beacon GIS Zoning Map, Soil/Floodplain Map, and Parcel Report for Parcel #884703400012. The property is located south of Whispering Creek Drive / Glen Ellen Road residential areas, north of 170th Street agricultural lands, with access via a private/access road off 170th Street. Adjacent parcels to the west and nearby are zoned AE; parcel immediately south (884710200001) is AP.



Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE	Acreage	7.46		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 9/2/2026

Last Data Uploaded: 9/1/2026 10:14:42 PM

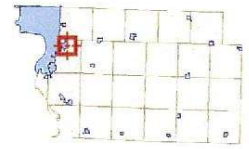
Developed by SCHNEIDER
GEOSPATIAL

Beacon Zoning Map — Parcel 884703400012 (outlined) showing surrounding AE and AP districts

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE	Acreage	7.46		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 8/18/2026

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Developed by SCHNEIDER
GEOSPATIAL

Beacon Aerial / Parcel Detail Map

Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria (per Woodbury County Zoning Ordinance):

- Conformance with the goals and objectives set forth in the approved General Development Plan / Comprehensive Plan for Woodbury County including the Future Land Use Map;

- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) / CSR2 of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved Comprehensive Plan / Future Land Use Map

The Woodbury County Comprehensive Plan 2040 (adopted May 7, 2024) emphasizes managed growth, protection of productive agricultural lands where appropriate, and accommodation of rural residential development in locations that are logical extensions of existing patterns rather than leapfrog development into prime agricultural cores.

The subject property is already partially developed and is surrounded on multiple sides by established AE-zoned residential estate subdivisions (Whispering Creek, Glen Ellen, Norwood Court, Canterbury Court, and related areas). Rezoning this 7.46-net-acre parcel to AE supports orderly rural residential / estate development consistent with the surrounding land-use pattern and the AE district's purpose of providing residential opportunities on larger lots compatible with agricultural surroundings.

The proposal aligns with Comprehensive Plan principles of utilizing land already under private ownership adjacent to existing residential development and avoiding unnecessary fragmentation of larger contiguous agricultural tracts further from the urban fringe.

Compatibility and conformance with the policies and plans of other agencies

The property is mapped as an Area of Minimal Flood Hazard. No Iowa DNR Base Flood Elevation determination is required for the subject parcel based on current mapping. County Engineer review of any future driveway or access improvements would be required. No known major utility corridor conflicts that cannot be addressed through standard easements and setbacks have been identified.

Consideration of the Corn Suitability Rating (CSR) of the property

USDA Web Soil Survey data for the Area of Interest (Parcel #884703400012) shows the following estimated CSR2 values:

- 1E3 (Ila silt loam, 14–20% slopes, severely eroded): CSR2 18 — 1.5 acres (18.3%)
- 10D2 (Monona silt loam, 9–14% slopes, eroded): CSR2 60 — 3.9 acres (46.2%)
- 10C2 (Monona silt loam, 5–9% slopes, eroded): CSR2 86 — 0.7 acres (8.8%)
- 12C (Napier silt loam, 5–9% slopes): CSR2 89 — 2.2 acres (26.7%)

Total AOI: 8.4 acres. The weighted average CSR2 is approximately 61.5.

While portions of the parcel contain higher-productivity soils (CSR2 86 and 89), nearly half the acreage is rated only 60 and almost one-fifth is severely limited (CSR2 18). Combined with the irregular parcel configuration, existing access road, residual agricultural buildings, and immediate adjacency to residential estate lots, these factors significantly limit the practicality of continued commercial-scale agricultural operations. The AE district continues to permit agricultural uses compatible with residential estates.

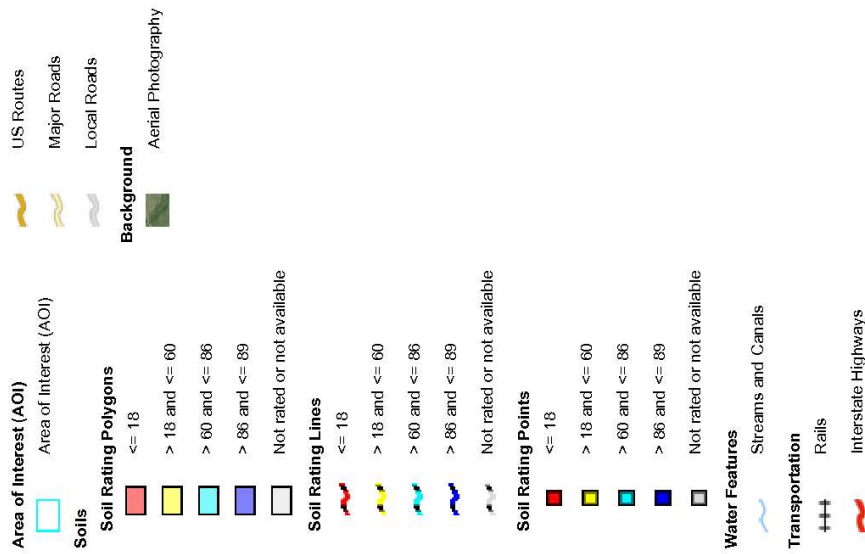


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/10/2026
Page 1 of 4

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa

Survey Area Data: Version 35, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	1.5	18.3%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.7	8.8%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	3.9	46.2%
12C	Napier silt loam, 5 to 9 percent slopes	89	2.2	26.7%
Totals for Area of Interest			8.4	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary



Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

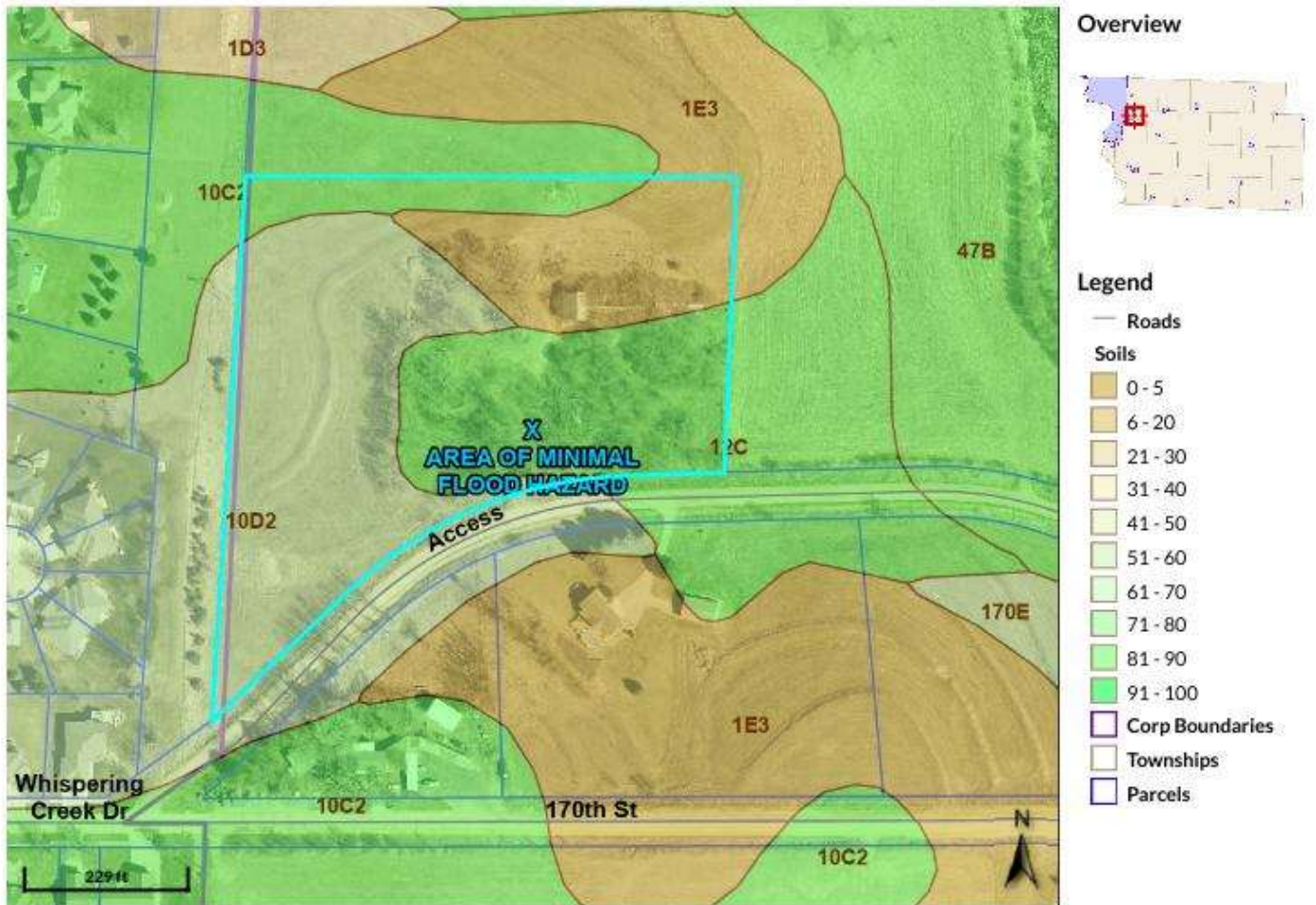
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE	Acreage	7.46		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 9/2/2026
 Last Data Uploaded: 9/2/2026 9:03:16 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Beacon Soil / Floodplain Map — Area of Minimal Flood Hazard; CSR2 predominantly 61–100

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots and subdivisions to the west and north (Whispering Creek Drive, Glen Ellen Road, Norwood Court, Canterbury Court areas). Remaining AP agricultural land lies primarily to the south. The proposed AE zoning is a logical and compatible extension of the established residential estate pattern rather than a spot zone. The ~7.46-acre net size is consistent with larger rural estate lots. Restrictive covenants or building standards typical of the area further support residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size and dimensional standards of the AE district are consistent with rural residential / estate scale. Floodplain constraints are minimal (Area of Minimal Flood Hazard). Access is via existing access road to 170th Street; any new driveway locations would be subject to County Engineer approval.

Economic: The rezone enables potential rural housing / estate use on a parcel already separated from larger farm operations.

Any other relevant factors

The property was recently created by split/division from Uhl Turkey Farms, Inc. (Deed 2025-12016, recorded November 13, 2025). Public notice to property owners within the notification distance and to stakeholders provides opportunity for input. The rezone is the appropriate zoning mechanism to align the district designation with the surrounding AE residential estate pattern and the intended use of the parcel.

Staff Recommendation

Based on the information provided in the application materials, the Woodbury County Zoning Ordinance (particularly provisions governing AP and AE districts and map amendment criteria), soil/CSR2 mapping, floodplain information, and the surrounding land-use pattern of existing AE residential estates, staff recommends approval of the request to rezone Parcel #884703400012 from Agricultural Preservation (AP) to Agricultural Estates (AE).

This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required.

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B of the Zoning Ordinance.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification.

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation.

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission is scheduled to conduct a public hearing and may make a recommendation to the Board of Supervisors on September 28, 2026, or may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required.

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: il2l5OYkN4Sj0H9tRtl7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 |
Purchase order number: BOS_7202

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Dan Priestley	Sioux City Journal
dpriestley@woodburycountyiowa.gov	
(712) 279-6609	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	12.57	
Number of Lines:	149	

10/08/2026: General Legal Notice	98.64
Subtotal	\$98.64
Tax	\$0.00
Processing Fee	\$0.00
Total	\$98.64

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on **Tuesday, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 PM**, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

Written comments may be submitted by mail or email to: Woodbury County Planning and Zoning, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodbury-countyia.gov. For inquiries, contact Daniel Priestley at 712-279-4603.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearing(s).

CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

TITLE: A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17,255 gross acres (approximately 14,407 net acres) identified as portions of Parcel #694307100002 and Parcel #694307100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 69 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 69 North, Range 46 West of the 3th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'13" West for a distance of 12.81 feet; thence North 89°26'24" West for a distance of 510.55 feet; thence North 00°30'13" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County

Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 285.00 feet to the southwest corner of said Parcel 740-10224; thence South 78°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 69 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 50°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 50°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

GOL-IA-803729

Decision.

Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed, subject to applicable subsections, to adopt an ordinance approving the amendment to the zoning district map.

Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: \$154.25

Edmar Corachia

(signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Sharon E. Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items, hereafter described, in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the board of supervisor meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 5th floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID 638 069 531# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at: dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)

MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Bolmeyer Second Addition, JD Legacy Farms, LLC has submitted an application for a seven-and-a-half (7.5) acre minor subdivision to be known as the Bolmeyer Second Addition. The applicant seeks to divide approximately 17,255 acres (approximately 14,407 acres net) from portion of Parcel #89460710002 and Parcel #89460710014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Coastal Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road C12) in Concord Township, Woodbury County, Iowa, near the Sioux City area. Parcel #89460710002 and Parcel #89460710014.

Applicant(s) (Owner(s)): JD Legacy Farms, LLC (Dennis Bolmeyer). Mailing Address: 35585 300th St., Hinton, IA 51024-8209.

Property Address: Along 110th Street (County Road C12) in the vicinity of 1116 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51103).

Item Two (2)

ZONING ORDINANCE MAP AMENDMENT (REZONE)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bolmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road C12), with a mailing address of 35585 300th St., Hinton, IA 51024-8209.

The proposal is to rezone approximately 17,255 gross acres (approximately 14,407 net acres), identified as portions of Parcel #89460710002 and Parcel #89460710014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bolmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 5.11.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:
That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows: beginning at the north quarter corner of said Section 7; thence South 00°44'00" West along

the east line of the NW1/4 of said Section 7 for a distance of 350.00 feet; thence North 69°29'24" West for a distance of 305.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°23'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Spooler Warranty Deed recorded on Roll 740 at Page 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 88 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7, thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Three (3)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel 884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 59.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 658.74 feet; thence S 02°03'57" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 328.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of

record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106. GCL-IA-503654

Comments from Owners of Real Property Lying within 1000 Feet

Name	Address	City	State	Zip	COMMENTS
Royal Highlands Homeowners Association. Attn: William Conner	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
CAB Estates LLC	5000 S Lewis Blvd	Sioux City	IA	51106	No comments.
Chad M. & Rhonda B. Robson	2600 Glen Ellen Rd	Sioux City	IA	51106	No comments.
DLG Golf Properties LLC	PO Box 313	Calistoga	SD	57102	No comments.
Stanely Family Trust	2609 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jerry Stieneke Revocable Trust AND Pamela Stieneke Revocable Trust	2619 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jodi Jennings	2629 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick E. Boeshart Revocable Trust AND Sandra K. Boeshart Revocable Trust	2608 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Charles W. Taylor & Allison B. Taylor	2618 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Anne K. Anderson Revocable Trust	2628 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Reinholdt Living Trust	1205 S Oia Vista	San Clemente	CA	92672	No comments.
John R. VanderLoo & Jennifer A. VanderLoo	2607 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Scott Murray & Jennifer Murray	2604 Glen Ellen Rd	Sioux City	IA	51106	No comments.
David W. Ferris & Susan M. Ferris	2606 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Dana A. Scrogin & Karen S. Scrogin	6709 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Brian Fitch & Teresa M. Allan Fitch	6729 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Jason C. Merrill & Kayla R. Merrill	6739 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Karen L. Stuart Revocable Trust	6749 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Nicholas Joseph Lucart & Jennifer Kay	6759 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Patricia VanderLo	2829 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Laurie Kay Garcia & Jose Luis Garcia Muno	6764 Canterbury Ct	Sioux City	IA	51106	No comments.
Bryan Wells & Beth Wells	6754 Canterbury Ct	Sioux City	IA	51106	No comments.
Mark Donaldson & Denise Leane	6744 Canterbury Ct	Sioux City	IA	51106	No comments.
Ronald L. Ireland Jr. & Regina	6734 Canterbury Ct	Sioux City	IA	51106	No comments.
William E. Oconnor - Melody L. Oconnor	6725 Canterbury Ct	Sioux City	IA	51106	No comments.
Dan Brooks & Sheila Brooks Revocable Trust	2639 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ruby I. & Leonard J. Meyer Trustees of the Ruby I. Meyer Living Trust	2701 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Terry L. Brown & Vicki A. Brown	2715 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Steven J. Condon AND Barbara A. Condon	2729 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Chad J. Murray & Jennifer L.	2739 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Rusty Soole & Lisa Soole	2749 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay A. Wright & Christina L. Wright	6765 Canterbury Ct	Sioux City	IA	51106	No comments.
Benjamin Patrick Koithan & Gehrie Nicole Koithan	6755 Cantebury Ct	Sioux City	IA	51106	No comments.
Samuel H. Clovis & Charlotte C.	6745 Cantebury Ct	Sioux City	IA	51106	No comments.
Karen S. Meyer Revocable Living Trust	6735 Cantebury Ct	Sioux City	IA	51106	No comments.

Harlan Pricks at Revocable Living Trust	2638 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Timothy E. Petersen & Annamaria Petersen	2648 Glen Ellen Rd	Sioux City	IA	51106	No comments.
William D. Conner Revocable Trust	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Thomas Lee Pingel	2718 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Kevin J. Welte & Sheryl L. Welte	2738 Glen Ellen Rd	Sioux City	IA	51106	Stated some construction has commenced. Burning, fire and noise. Concerned about operating a business. Discussed the zoning procedures for the unincorporated area. – 9/15/26 (Phone Call)
Patricia A. Rehan	2748 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns about the purpose of the rezone. Don't want fireworks businesses or crypto mining. Said there was significant burning occurring at the property. Concerned about additional houses. – 9/15/26 (Phone Call)
Kenneth Trimblin & Maureen	2758 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Myhre Family Trust	6809 Norwood Ct	Sioux City	IA	51106	No comments.
David C. Aasen & Connie L.	6810 Norwood Ct	Sioux City	IA	51106	No comments.
Stephen R. Pallone & Melinda A. Pallone	6800 Norwood Ct	Sioux City	IA	51106	No comments.
Dennis D. Luft & Karen Luft	6801 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas P. Yaneff	6809 Whispering Creek Dr	Sioux City	IA	51106	Asked about the project and property tax values, etc. – 9/21/26 (Phone Call).
Alexander D. McCauley AND Kortany McCauley	6819 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas J. Farrell & Susan L. Farrell	6817 Norwood Ct	Sioux City	IA	51106	No comments.
Keith Monckton, Ellen Wengert & Milton Avery	3819 Norwood Ct	Sioux City	IA	51106	No comments.
Stacy J. Junge	2728 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jennifer Donahoo Trust	6820 Norwood Ct	Sioux City	IA	51106	No comments.
Merlin D. Berkenpas & Peggy M. Berkenpas	6818 Norwood Ct	Sioux City	IA	51106	No comments.
Uhl Turkey Farms Inc.	1593 170th St	Sioux City	IA	51106	No comments.
Franks Asphalt Inc.	1553 170th St	Sioux City	IA	51106	No comments.
William S. Skatges	1559 170th Lane (St)	Sioux City	IA	51106	No comments.
Maurice Uhl Jr. & Barbara M.	1593 170th St	Sioux City	IA	51106	No comments.
Sam M. Peterson	1593 170th St	Sioux City	IA	51106	No comments.
Whispering View Homeowners Assoc	Ron Reps, PO Box 2461	Sioux City	IA	51102	No comments.
Michael Clifford Maas & Julie Ann	6717 Kingswood Ct	Sioux City	IA	51106	No comments.
Jerome Pierson	6727 Kingswood Ct	Sioux City	IA	51106	No comments.
Burgin Family Trust	6737 Kingswood Ct	Sioux City	IA	51106	No comments.
Bryan W. Geisler & Kimberly K. Storey-Geisler	6747 Kingswood Ct	Sioux City	IA	51106	No comments.
Erin N. Rolf	6757 Kingswood Ct	Sioux City	IA	51106	No comments.
David W. Sage & Terri J. Sage	2901 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Allen Gardner & Mikara	6767 Kingswood Ct	Sioux City	IA	51106	No comments.
Nicholas Schoenherr & Stacey Schoenherr	2911 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ryan P. Isaacson	6726 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael J. Seggerman & Susan M. Seggerman	6736 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael H. Prosser & Linda A. Prosser	6746 Kingswood Ct	Sioux City	IA	51106	No comments.

Dennis C. Bognerief & Diane M. Bognerief	6756 Kingswood Ct	Sioux City	IA	51106	No comments.
Larry K. Franzen & Leann K. Franzen	6766 Kingswood Ct	Sioux City	IA	51106	No comments.
John W. & Teresa L. Pritchard Living Trust	3011 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Randy R. & Sandra S. Gedd Family Trust	3015 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Jason & Amy Sulzbach	3023 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Don & Mary Stevens	2900 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick Stevens Revocable Living Trust	6836 Coyote Run	Sioux City	IA	51106	No comments.
Sonja & Patrick Floyd Revocable Trust	2930 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay S. Huff Rev Inter-Vivos Tr And Mary Catherine Huff Rev Inter-Vivos Trust	3000 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Michael & Debra Pfeifer	2920 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns that the property owner began building without the permit. Cement trucks were brought to the site commencing on the house prior to approval. Concerned about the rules around here. - 9/15/26 (Phone Call) Questioned the number of houses that could be added to the property. Asked if a shed could be added to the property. Asked about home occupation rules. Concerned about noise added to the area and referenced construction commencing without permits. 9/21/26 (Phone Call).
City of Sioux City, Real Estate Dept.,	PO Box 447, 405 6th St	Sioux City	IA	51102-0447	No comments.
Dwight G. Kroger & Lisa M. Kroger	3022 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Joseph E. Gormally Jr & Barbara J. Gormally	3010 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Darin J. Hildahl & Stacy M. Hildahl	6808 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Toge E. Newman & Marsha C. Newman	6818 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathleen C. Roe & Robert L. Roe Jr.	6820 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathy Ann Cole Revocable Trust	5064 Cherrywood Dr	West Des Moines	IA	50265-5457	No comments.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 10, 2026): "I have reviewed the following requested rezoning for MEC electric distribution and we have no comments, the proposed area is outside of our service territory. Have a great week!"

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 10, 2026): "Have reviewed this application from Sam M. Peterson. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comments.

WOODBURY COUNTY RECORDER: No comments.

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

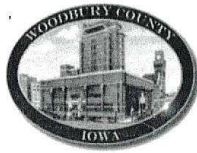
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 10, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

Supporting Documentation

The following materials are attached or referenced in support of this application and staff report:

1. Rezoning Application Form



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>Sam Peterson</u> Address <u>1542 170th Street Sioux City IA 51106</u> Phone [REDACTED]	Applicant Information: Applicant <u>Sam Peterson</u> Address <u>1542 170th Street Sioux City IA 51106</u> Phone [REDACTED]
Engineer/Surveyor <u>DGP</u> Phone <u>712-266-1554</u>	
Property Information: Property Address or Address Range <u>1555 170th Lane Sioux City IA 51106</u> Quarter/Quarter <u>SWSE</u> Sec <u>3</u> Twnshp/Range <u>Woodbury</u> Parcel ID # _____ or GIS # <u>884703400012</u> Total Acres <u>7.4</u> Current Use <u>Empty Land</u> Proposed Use <u>Single Family Home</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) _____	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>8/17/26</u> Staff present <u>D.P.</u> The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property. This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner <u>[Signature]</u> Applicant <u>[Signature]</u> Date <u>8-18-26</u> Date <u>8-18-26</u>	
Fee: \$400 Case #: <u>7213</u> Check #: <u>101</u> Receipt #: _____	Date Received RECEIVED AUG 31 2026 WOODBURY COUNTY PLANNING & ZONING

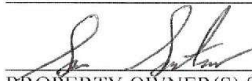
Rezoning Application & Zoning Ordinance Map Amendment (received Aug 31, 2026)

2. Grading Permit Application

GRADING PERMIT APPLICATION
 WOODBURY COUNTY PLANNING & ZONING
 6TH FLOOR COURT HOUSE
 620 DOUGLAS STREET
 SIOUX CITY, IOWA 51102

RECEIVED

AUG 31 2026

WOODBURY COUNTY
PLANNING & ZONINGApplicant's Information:Property Owner(s) Name: Sam PetersonMailing Address: 1592 170th St Sioux City IA 51106Phone No. [REDACTED] E-mail Address: [REDACTED]Grading Contractor's Information:Property Owner(s) name: Matt RichardsonMailing Address: 421 E. Main Street Lawton IAPhone No. [REDACTED] E-mail Address: [REDACTED]Property and location Information:Property Address: 1555 170th Ln Sioux City IA 51106GIS Parcel Number: 884703400012 Quarter: SWSE Section 3 Township WoodburyPurpose for Grading Permit Application: Build single family homeWill Earthen Material be removed from the parcel? Yes ☐ No ☒ No. of Cubic Yards Will Earthen Material be brought to the parcel? Yes ☐ No ☒ No. of Cubic Yards Anticipated Start Date of Grading: Anticipated End Date of Grading: 11-20-26Any Other Information: 

PROPERTY OWNER(S) SIGNATURE



CONTRACTOR'S SIGNATURE

APPROVED: DATE: 8-18-26
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES
 NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 120 DAYS. THE PERMIT EXPIRES TWELVE
 (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

Below -Office Use Only:Application Number: 7214 Date: Parcel's Zoning: AP Parcel's Flood Zone: X Map Panel No: 225EPermit Issue Date: Expiration Date: Approved: Denied:

Grading Permit Application (approved Aug 18, 2026)

3. Iowa DNR Notice of Intent (NPDES Storm Water General Permit)



**IOWA DEPARTMENT OF NATURAL RESOURCES
NOTICE OF INTENT FOR COVERAGE UNDER
NPDES STORM WATER GENERAL PERMIT**

CASHIER'S USE ONLY
0253-542-SW08-0581

Name _____

No. 1 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY"

or

No. 2 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES"

or

No. 3 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND CONSTRUCTION SAND AND GRAVEL FACILITIES."

PERMIT INFORMATION

Has this storm water discharge been previously permitted? ☐ Yes ☒ No

If yes, please list authorization number _____

Under what General Permit are you applying for coverage?

☐ General Permit No. 1 ☒ General Permit No. 2 ☐ General Permit No. 3

PERMIT FEE OPTIONS

For coverage under NPDES General Permit No. 1, No. 2, or No. 3, the following fees apply:

☒ Annual Permit Fee \$175 (per year) Maximum coverage is one year.

☐ 3-year Permit Fee \$350 Maximum coverage is three years.

☐ 4-year Permit Fee \$525 Maximum coverage is four years.

☐ 5-year Permit Fee \$700 Maximum coverage is five years.

Checks should be made payable to the Iowa Department of Natural Resources.

FACILITY OR PROJECT INFORMATION

Enter the name and full address/location (not mailing address) of the facility or project for which permit coverage is requested.

NAME: Sam Peterson COUNTY: Woodbury

STREET ADDRESS OF SITE: 1555 170th Lane

CITY: Sioux City STATE: Iowa ZIP CODE: 51106

Give the facility or construction site location by section/township/range and latitude/longitude:

Latitude: 42.4951° N Longitude: -96.4001° W

¼ SECTION	SECTION	TOWNSHIP	RANGE
SW SE	3	88	47

¼ SECTION	SECTION	TOWNSHIP	RANGE

Facility SIC Code: _____

Facility NAICS Code: _____

SIC and NAICS codes refer to the Standard Industrial Classification and the North American Industry Classification System code numbers used to classify establishments by type of economic activity. Complete for General Permits No. 1 and No. 3.

CONTACT INFORMATION

Provide the name, mailing address, email address, and telephone number of a contact person. Attach additional information as needed. This will be the address to which all correspondence will be sent and to which all questions will be directed.

NAME: Doug Rose

PHONE: [REDACTED]

COMPANY NAME (if applicable): Bacon Creek Design, Inc.

STREET ADDRESS: 220 S Westcott Street

CITY: Sioux City STATE: IA ZIP CODE: 51108

EMAIL ADDRESS: [REDACTED]

Check the appropriate box to indicate the legal status of the operator of the facility.

☐ Federal ☐ State ☐ Public ☒ Private ☐ Other (specify) _____

OWNER INFORMATION Enter the name and full address of the owner of the facility.

NAME: Sam M. Peterson

PHONE: [REDACTED]

STREET ADDRESS: 1555 170th Lane

CITY: Sioux City

STATE: IA

ZIP CODE: 51106

EMAIL ADDRESS: [REDACTED]

OUTFALL INFORMATION

Discharge start date, i.e., when did/will the site begin operation or 10/1/92, whichever is later: _____

Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges?

☐ Yes ☒ No**NOTE:** Do not attach any storm water monitoring information with the application.

List receiving water(s) to the first uniquely named waterway in Iowa (e.g., ditch to unnamed tributary to Mud Creek to Cedar River):

Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona-Harrison Ditch to the Missouri River

Note compliance with the following conditions:

Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this NOI and does the plan meet the requirements of the applicable General Permit? (do not submit the SWPPP with the NOI)

Yes No

☒ ☐

Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64, Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)

☒ ☐

Has a public notice been published for at least one day, in the newspaper with the largest circulation in the area where the discharge is located, and is the proof of notice attached? (new applications only)

☒ ☐**ADDITIONAL INFORMATION FOR GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS.**

Description of Project (describe in one sentence what is being constructed):

Grading for new residence

For General Permit No. 3 - Is this facility to be moved this year? ☐ Yes ☐ No

Number of Acres of Disturbed Soil (Construction Activities Only): 7.46

Estimated Timetable for Activities/Projects, i.e., approximately when did/will the project begin and end:

10/01/2026 - 10/01/2027

CERTIFICATION — ALL APPLICATIONS MUST BE SIGNED

This form must be signed in accordance with 567 IAC 60.3(2)"d". The subrule language is included in the instructions on page 2.

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the terms and conditions of the general permit will be met. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

Sam Peterson
NAME (print or type)

Owner
TITLE AND COMPANY NAME OF SIGNATORY


SIGNATURE

8/25/26
DATE

Submit this form to: Storm Water Coordinator, Iowa Department of Natural Resources, 6200 Park Ave Ste 200, Des Moines, IA 50321

4. Affidavit of Publication — Stormwater Discharge Public Notice

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Aug. 22, 2026

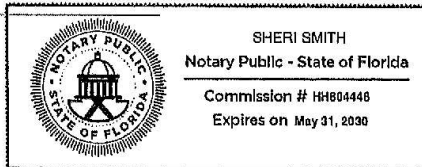
NOTICE ID: JEj2865uDpVsBCvylj52
PUBLISHER ID: COL-IA-503588
NOTICE NAME: SAM PETERSON STORMWATER DISCHARGE NOTICE
Publication Fee: \$18.37

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 08/24/2026

S. Smith

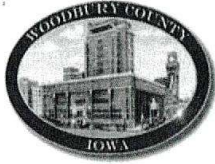
Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF STORMWATER DISCHARGE

Sam Peterson plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under NPDES General Permit No. 2 Storm Water Discharge associated with Construction Activities for Residential Grading. The storm water discharge will be for 7.46 acres in the SW SE quarter of Section 3, T88N, R47W, Woodbury County. Storm water will be discharged from the site to Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona Harrison Ditch and ultimately the Missouri River.

The public may obtain further information or request to review the NOI after it has been received by the department at <https://programs.iowadnr.gov/stormwater/>, or by contacting the Iowa DNR at 6200 Park Ave Ste 220, Des Moines IA 50321, by phone at 515-725-8200, or by emailing stormwater@dnr.iowa.gov.
COL-IA-503588

5. Building Permit Applications



Original #7208-BP

RECEIVED

 WOODBURY COUNTY, IOWA
 APPLICATION FOR BUILDING PERMIT

AUG 31 2026

WOODBURY COUNTY
PLANNING & ZONING

For Office Use:		Case No. <u>7215</u>	
Zoning District <u>AP</u>	Date Approved _____	Denied _____	By _____
Floodplain District <u>X</u>	Map # <u>225E</u>	Fee _____	Ck/Rct # _____
GIS # <u>8847 03400 012</u>	Mail _____	Pick up _____	

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: [REDACTED]

Mailing Address: 1542 170th Street City: Sioux City Zip: 51106

Structure will be built at (address): 1555 170th Lane Sioux City IA 51106

Occupied by: Sam Peterson

Quarter/quarter SW SE Section 3 Civil Township Woodbury

or

Subdivision X Block X Lot(s) X

Name of Contractor: Chad Ripperda Phone: 712-490-6620

Address of Contractor: 806 Brookside drive Jefferson SD 57038

Anticipated start date of construction: (month/day/year): 09/1/26

Type of structure: Single Family Home Will this be used for business purposes? NO

Structure's Value: \$700,000 Size of parcel in acres: 7.4

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature [Signature]This August day of 20, 2026.

Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

Application for Building Permit — Case No. 7215 (received Aug 31, 2026)



WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

RECEIVED
Received by:

AUG 14 2026

WOODBURY COUNTY
PLANNING & ZONING

For Office Use:		Case No. <u>7208</u>	
Zoning District _____	Date Approved _____	Denied _____	By _____
Floodplain District <u>X</u>	Map # <u>225E</u>	Fee <u>500</u>	Ck/Rct # <u>5027</u>
GIS # <u>884703400012</u>	ENMail ☒	Pick up _____	

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: _____

Mailing Address: _____ City: _____ Zip: _____

Structure will be built at (address): 1592 170th Lane

Occupied by: _____

Quarter/quarter _____ Section _____ Civil Township Woodbury

or
Subdivision _____ Block _____ Lot(s) _____

Name of Contractor: CM Construction Phone: 712-490-6620

Address of Contractor: 806 Brookside Dr. Jefferson SD, 57038

Anticipated start date of construction: (month/day/year): 8/21/26

Type of structure: Single Family Will this be used for business purposes? No

Structure's Value: _____ Size of parcel in acres: 7.46

Remarks: _____

PLEASE READ CAREFULLY.

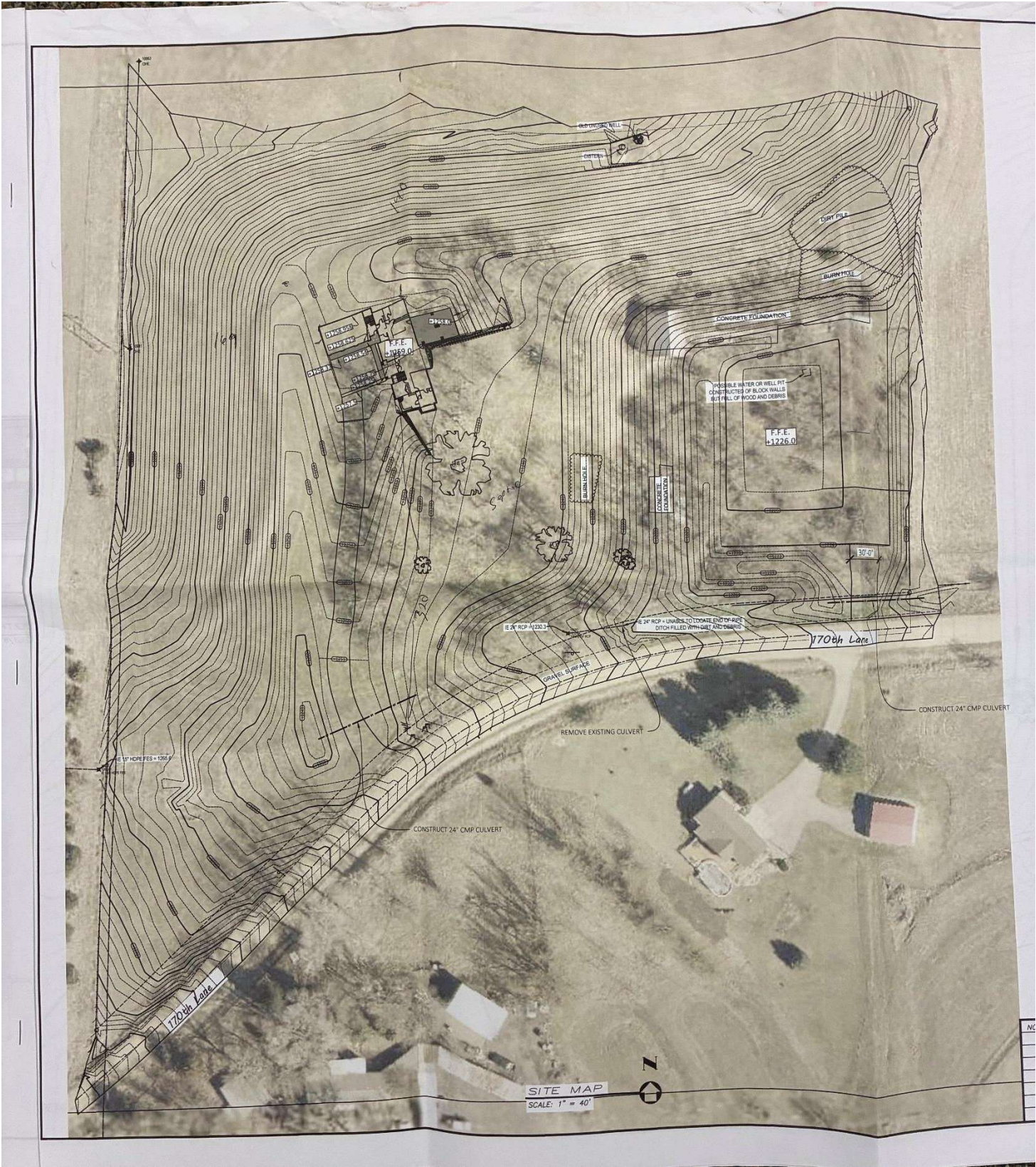
I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature Chad Kippard

This 14th day of August, 20 26

Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.



Application for Building Permit — Site Plan

6. Parcel / Assessor Reports

Woodbury County, IA / Sioux City

Summary

Parcel ID	884703400012
Alternate ID	
Property Address	1555 170TH LANE SIOUX CITY IA 51106
Sec/Twp/Rng	3-88-47
Brief	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90
Tax Description	FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2025-12016 (11/13/2025)
Gross Acres	7.46
Net Acres	7.46
Zoning	[EMPTY] - [EMPTY]
District	0039 WOODBURY/SB/L
School District	SGT BLUFF LUTON
Neighborhood	N/A

Owner

Deed Holder
PETERSON SAM M
[1592 170TH ST](#)
SIOUX CITY IA 51106
Contract Holder
Mailing Address
PETERSON SAM M
1592 170TH ST
SIOUX CITY IA 51106

Land

Lot Area 7.46 Acres ;324,958 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	BARN	28	36	1950	1
0	Lean-To	LEAN TO	34	80	1950	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	20	60	1950	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2025	UHL TURKEY FARMS INC	PETERSON SAM M	2025-12016	Split or division	Deed	Y	\$74,600.00

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

Valuation

	2026	2025
Classification	Residential	Agriculture
+ Assessed Land Value	\$76,800	\$17,250
+ Assessed Building Value	\$0	\$6,560
+ Assessed Dwelling Value	\$23,910	\$0
= Gross Assessed Value	\$100,710	\$23,810
- Exempt Value	\$0	\$0
= Net Assessed Value	\$100,710	\$23,810

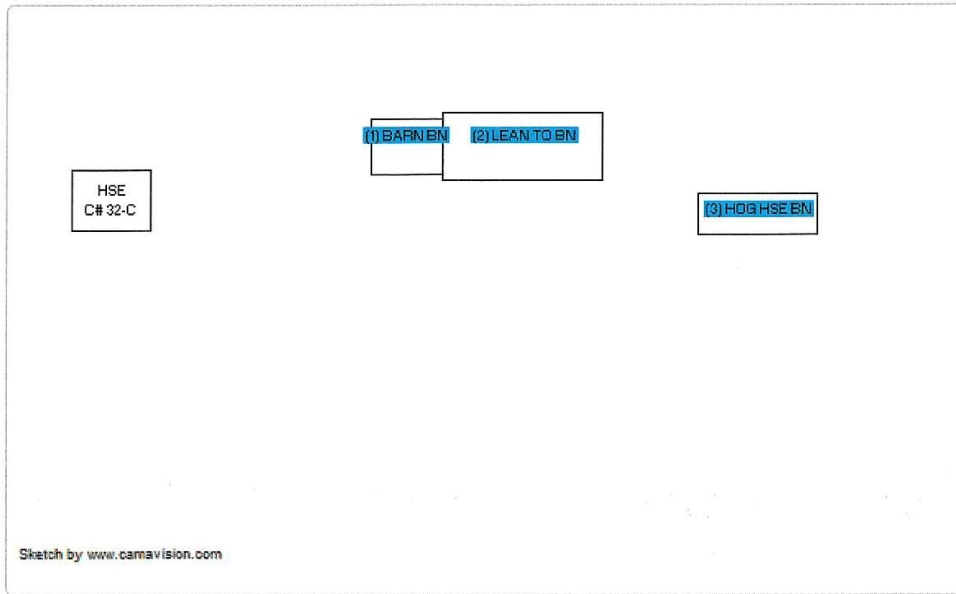
Sioux City Special Assessments and Fees

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

Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

Sketches



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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/14/2026, 9:20:00 PM

[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Building Sketch (Barn, Lean-To, Hog House)

8. Assessment History

PDF-PIN:022-8847-03-400-003

Mon, 8/17/2026, 9:26 AM Page 2

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	RURAL	Ag Land	\$880	\$0	\$0	\$0	\$880
2025		Appr	RURAL	Ag Land	\$880	\$0	\$0	\$0	\$880
2024		Appr	RURAL	Ag Land	\$750	\$0	\$0	\$0	\$750
2023		Appr	RURAL	Ag Land	\$750	\$0	\$0	\$0	\$750
2022		Appr	RURAL	Ag Land	\$580	\$0	\$0	\$0	\$580
2021		Appr	RURAL	Ag Land	\$580	\$0	\$0	\$0	\$580
2020		Appr	RURAL	Ag Land	\$550	\$0	\$0	\$0	\$550
2019		Appr	RURAL	Ag Land	\$550	\$0	\$0	\$0	\$550
2018		Appr	RURAL	Ag Land	\$800	\$0	\$0	\$0	\$800
2017		Appr	RURAL	Ag Land	\$800	\$0	\$0	\$0	\$800
2016		Eq	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2015		Appr	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2014		Appr	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2013		Appr	RURAL	Ag Dwlg	\$1,130	\$2,500	\$0	\$0	\$3,630
2012		Appr	RURAL	Ag Dwlg	\$740	\$21,470	\$0	\$0	\$22,210
2011		Appr	RURAL	Ag Dwlg	\$740	\$21,470	\$0	\$0	\$22,210
2010		BdIR	RURAL	Ag Dwlg	\$550	\$31,440	\$0	\$0	\$31,990
2009	VAl pre-convert values	Eq	URBAN	Ag Land	\$370	\$31,440	\$0	\$0	\$31,810
2008		Eq	URBAN	Ag Land	\$370	\$31,440	\$0	\$0	\$31,810

Historical Assessment Values 2008–2026

PDF PRINT: 02/28/2026 03:40:00
1555 170TH ST, SERGEANT BLUFF
Deed: UHL TURKEY FARMS INC
Contract: 822527
CID#: 822527
DBA:
MLS:
Map Area: WOODBURY-AG
Route: 003-088-047
Tax Dist: WOODBURY - SGT BLUFF LU
Plat Page: 23
Subdiv: [NONE]
Entry Status: Inspected

RURAL / Ag Land
Legal: A TCT LYING 402.74' E & 488.03' N OF SW COR NE SW SE BEING 126.27' ON N & S X 172.49' ON E & W SWSE 3-88-47

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total
*NON						21,780.00	0.500					\$883	0%	0%	0%	\$0	\$880
Grand Total						21,780.00	0.500					\$883					\$880
Land Use																	
*NON	Street				Utilities												
	None				None												
AGRICULTURAL PRESERVATION																	
Non Crop																	
Values																	
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr. 2026				
11/06/2025	\$0	D38	2025-12016						Land	\$880		\$0	\$880				
									LandC			\$0	\$0				
									Dwlg			\$0	\$0				
									Impr			\$0	\$0				
									Total	\$880		\$0	\$880				

PDF+PIN: 022+8847-03-400-003

		Eq		URBAN	Ag Land			Mon, 8/17/2026, 9:26 AM		Page 3
2007						\$370	\$31,440	\$0	\$0	\$31,810
2005	2005 VCS Values (no ag values valid)	Eq		URBAN	Ag Land	\$0	\$28,090	\$0	\$0	\$28,090

Notes:

- 1/02 CHANGED GRADE FROM 6+5 TO 5
- 1/11 ADD VACANCY FACTOR(\$7150)SC
- 2/8/13 DESTROYED BY FIRE-GO
- 1/13 REMOVE DWELLING (\$21470) ADD SV DWELLING (\$2500) -TM
- 1/14 REMOVE DWELLING(\$2500)SC
- 03/24/2021-2021 REAL ESTATE ASSESSMENT ROLL -RETURNED BY USPS -RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD. JZ
- 1/26-FILE 2026-00158 SPLITS PARCELS 8847-03-400-002 AND -003 INTO 2 NEW PARCELS 8847-03+400-012 AND -011 FOR 2026. JG

9. Warranty Deed (Document 2025-12016)

Document Number: 2025-12016
Recorded: 11/13/2025 at 8:24:08.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$119.20
MICHELLE K. SKAFF AUDITOR & RECORDER
Woodbury County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101, Tel: (712) 277-2373

Taxpayer Information: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Return Document To: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101

Grantors: Uhl Turkey Farms, Inc., 1593 170th Street, Sioux City, Iowa 51106

Grantees: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

2025-12016 DEED 1116/2025/2842808A Page 2 of 3



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Uhl Turkey Farms, Inc., an Iowa corporation, does hereby Convey to Sam M. Peterson, the following described real estate in Woodbury County, Iowa:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subjects to easements, restrictions and zoning of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment herof, shall be construed as in the singular or plural number, according to the context.

Dated: November 6, 2025.

2025-12016 DEED 1/18/2025 280942808 Page 3 of 3

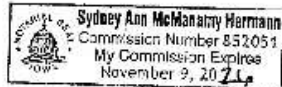
Uhl Turkey Farms, Inc.

By Maurice Uhl, Jr.
Maurice Uhl, Jr., President

By Steven L. Uhl
Steven L. Uhl, Secretary

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on November 6, 2025,
by Maurice Uhl, Jr. as President of Uhl Turkey Farms, Inc. and Steven L. Uhl, as Secretary of
Uhl Turkey Farms, Inc.



S. A. McManamy
Signature of Notary Public

Warranty Deed — Signatures / Acknowledgment

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/8/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Auditor Recorder Michelle Skaff

Wording for Agenda Item:

Request to Authorize Overlapping Deputy Recorder/Real Estate Position for Succession Planning and Cross-Training

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 Deputy Recorder/Real Estate has shared her retirement date effective June 30, 2027, following 29 years of dedicated service. To preserve institutional knowledge and ensure a seamless transition, I request authorization to appoint a new Deputy Recorder/Real Estate effective November 9, 2026. An early appointment allows the new deputy to participate from the start of the Auditor real estate annual cycle and integrate into ongoing Recorder/Vitals cross-training initiatives. The position is proposed at the 75% deputy salary level, to be re-evaluated for FY28. The deputy will be appointed by Auditor Recorder Michelle Skaff. Financial Impact: Maximum projected cost for FY27 is \$81,082.01, which includes full benefits under a maximum case scenario

Recommendation:

Motion by second by to approve overlapping the Deputy Recorder/Real Estate position, authorizing Auditor Michelle Skaff to appoint a new deputy effective on or after November 9,

2026.

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/8/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

Approval of resolution for Inter-Fund Transfer of \$550,000 from General Basic to Secondary Roads

Action Required:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☐

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Board approved funding of bridge replacement project, L-(G-146)--73-97, on 200th St during the meeting held September 22, 2026. A formal resolution is required for inter-fund transfers.

Recommendation:

Approve the Resolution

Attachments:

[Attachment 1](#) 

Approved by Board of Supervisors on March 17, 2026

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.429 Code of Iowa,

Whereas, the purpose of the transfers are to fund 200th St Bridge Replacement

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 550,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on Oct 13th, 2026, the vote being as follows:

Ayes:		Nayes:	

ATTEST:

Michelle K. Skaff

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/8/2026 Weekly Agenda Date: 10/13/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

Status of Self-Health Insurance Fund as of September 30, 2026

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Hold Public Hearing ☐

Informational ☒

Attachments ☐

Set Time:

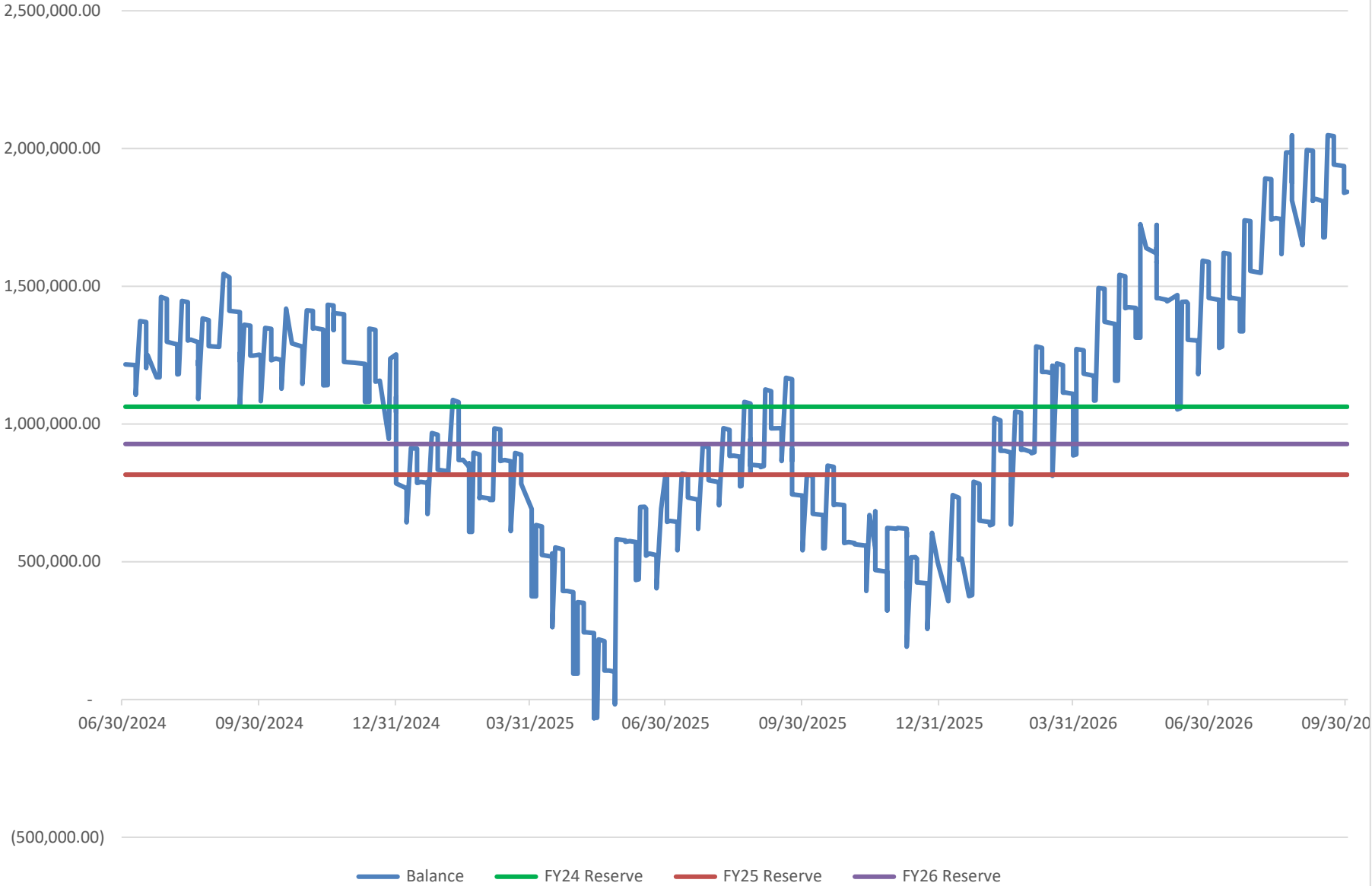
Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Recommendation:

Approved by Board of Supervisors on March 17, 2026

SELF HEALTH INSURANCE CASH BALANCE
FY2025-27



Woodbury County
Self Health Fund Activity
FY 2027

Month	Contributions			Wellmark Monthly Statement						Inc/(Dec)
	County	Employee	Total	Claims	Stop Loss	Direct Pay	Pharm Rebate	Fixed	Total	
July	616,297	67,061	683,358	1,009,464	(316,662)	(20,953)		141,302	813,152	(129,794)
Aug	619,259	67,363	686,622	643,217	(118,364)	(23,966)		141,062	641,949	44,673
Sep	622,185	67,666	689,851	761,520	(251,557)	(21,057)	(150,408)	140,538	479,036	210,815
Oct	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
Nov	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
Dec	620,000	68,000	688,000	686,000	(105,000)	(24,000)	(223,000)	140,538	474,538	213,462
Jan	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
Feb	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
Mar	620,000	68,000	688,000	686,000	(105,000)	(24,000)	(223,000)	140,538	474,538	213,462
Apr	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
May	620,000	68,000	688,000	686,000	(105,000)	(24,000)		140,538	697,538	(9,538)
Jun	620,000	68,000	688,000	686,000	(105,000)	(24,000)	(223,000)	140,538	474,538	213,462
Total	7,437,741	814,090	8,251,831	8,588,201	(1,631,583)	(281,976)	(819,408)	1,687,742	7,542,977	708,854
	90.1%	9.9%								
Actual Monthly Avg	619,247	67,363	686,610	804,734	(228,861)	(21,992)	(150,408)	140,967	644,712	41,898
Estimated Monthly Avg	619,812	67,841	687,653	715,683	(135,965)	(23,498)	(204,852)	140,645	628,581	59,071

Contributions for County and Employee are actual numbers for July - Sept.

Contributions for Employee Oct - Jun is an estimate based on current plan population & rates

Contributions for County Oct - Jun is an estimate based on current plan population & rates

Total Claims & Fixed 10,275,943

Wellmark data is actual for Jul - Sept. Prio year monthly averages were used for Oct - Jun.

Woodbury County
Self Health Fund Activity
FY 2026

Month	Contributions			Wellmark Monthly Statement						Inc/(Dec)
	County	Employee	Total	Claims	Stop Loss	Direct Pay	Pharm Rebate	Fixed	Total	
July	495,496	61,070	556,566	544,685	(101,680)	(19,629)		117,368	540,744	15,823
Aug	499,102	61,398	560,500	708,468	(122,465)	(23,029)		118,248	681,222	(120,722)
Sep	495,308	60,970	556,278	684,566	(84,472)	(19,768)	(175,905)	117,368	521,788	34,490
Oct	490,495	60,363	550,858	666,401	(49,563)	(19,727)		115,801	712,913	(162,055)
Nov	490,058	60,325	550,383	645,632	(71,076)	(16,382)		118,283	676,457	(126,074)
Dec	588,753	60,477	649,230	645,956	(161,005)	(22,030)	(190,167)	117,272	390,026	259,204
Jan	705,546	66,502	772,048	742,805	(32,432)	(24,529)		142,198	828,042	(55,994)
Feb	704,525	66,372	770,897	572,879	(41,333)	(26,704)		141,541	646,383	124,514
Mar	700,933	66,034	766,967	562,474	(73,117)	(28,430)	(181,865)	140,164	419,226	347,741
Apr	699,965	65,948	765,913	641,715	(130,324)	(26,660)		144,970	629,701	136,212
May	704,015	66,493	770,508	744,577	(180,028)	(23,507)		142,899	683,941	86,567
Jun	705,850	67,065	772,915	680,882	(147,257)	(22,903)	(301,748)	139,823	348,797	424,118
Total	7,280,046	763,018	8,043,064	7,841,039	(1,194,753)	(273,298)	(849,685)	1,555,936	7,079,240	963,824
	90.5%	9.5%								
Actual Monthly Avg	606,671	63,585	670,255	653,420	(99,563)	(22,775)	(212,421)	129,661	589,937	49,064
Estimated Monthly Avg	606,671	63,585	670,255	653,420	(99,563)	(22,775)	(212,421)	129,661	589,937	80,319

Contributions for County and Employee are actual numbers for July - May.
Contributions for Employee Jun is an estimate from Wellmark Plan Design
Contributions for County Jun is an estimate from Wellmark Plan Design

Total Claims & Fixed 9,396,975

Wellmark data is actual for Jul - May. Monthly averages were used for Jun.
Fixed costs are increasing by 19.5% in Jan 2026

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 10/8/2026 Weekly Agenda Date: 10/13/2026

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

Wording for Agenda Item:

Approval to initiate the implementation of Empirx as Woodbury County's Pharmacy Benefit Manager

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

A Pharmacy Benefit Manager (PBM) Request for Proposal (RFP) was completed, and the results were reviewed during a previous Board meeting. EmpiRx presented the most competitive proposal, offering the greatest projected savings. Over the next three years, the net cost savings are estimated at \$769,892, which is approximately \$360,000 more than the savings generated under our current PBM. A few operational changes will take place with this transition. Employees will receive a separate pharmacy identification card, and approximately 14 formulary disruptions are anticipated.

Recommendation:

Motion to approve the implementation of Empirx as our Pharmacy Benefit Manager

Approved by Board of Supervisors on March 17, 2026

Woodbury County PBM BAFO RFP Results

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Gallagher

Insurance | Risk Management | Consulting

Agenda

- 1 **PBM Landscape and Proposals**
- 2 **Methodology and Financial Summary**
- 3 **Executive Summary and Formulary Disruption**
- 4 **Allowances/Credits, Performance Guarantees & Risk Amounts**
- 5 **Proposal Notes**

PBM Landscape

1

PBMs At-A-Glance

PBM	HQ	Model	Covered Lives	PBM Selling Points
	Des Moines, IA	Mutual Insurance Company, owned by policy holders	2 M	Largest health insurance in Iowa and South Dakota. Focuses on specific needs of the region.
	Montvale, NJ	Private	425 K	- Clinical Protocols - Rx Efficiency Calculator – Clinical Guarantees
	San Diego, CA	- Stand-alone - Privately owned - Processes claims for smaller PBMs	24.8 M	MedPatterns® Data Integration Platform

Current Medical carrier is Wellmark.

Proposal Structure

	Requested	Wellmark	EmpiRx	MedImpact
Pricing	Pass-Through	Pass-Through	Pass-Through	Pass-Through
Network	Broad	National Network Broad	Broad	Broad
Retail 90	Broad R90	National Network Broad R90	Broad R90	Broad R90
Specialty	Open	Open	Open	Exclusive
Formulary	Exclusionary	Value Plus Exclusionary	Total Care Plus Open	Premier Exclusionary

Methodology and Financial Summary

2

- Gallagher conducted our financial analysis using Woodbury County's actual claims utilization from 6/1/2025 – 5/31/2026. This analysis is based on an enrollment of 1,034 total members.
 - Gross Cost projections were based on drug prices as of the date of adjudication and do not incorporate any potential price reductions or associated rebate impacts.
 - Assumes 0% 340B utilization.
- Claims were broken out by brand/generic status and delivery channel:
 - Retail 30
 - Retail 90
 - Mail
 - Specialty
 - Independent Iowa Pharmacies Retail 30
 - Independent Iowa Pharmacies Retail 90
 - Independent Iowa Pharmacies Specialty
- Claims and costs were trended for a 3-year period from 1/1/2027 – 12/31/2029.
- For the purposes of this analysis, compound claims, vaccine claims, and Covid-19 claims were removed from the data set.
- The Baseline arrangement for comparison purposes outlines Woodbury County's actual discounts from the claims file and 2025 rebate reporting.
- Financial analysis was conducted on a gross cost basis (including both plan and member cost share).
- Drug cost projections were based on minimum discounts and maximum dispensing fees, and do not reflect potential over-performance or under-performance against those guarantees.
- Rebates were based on minimum guarantees per brand claim, and do not reflect potential over-performance or under-performance against those guarantees. Rebate values were estimated for the year they are earned but are typically paid in lag.
- Adjustments were made to proposed guarantees to account for excluded drug categories.
- Financial analysis results are based on data and documents provided by Woodbury County's incumbent vendor; savings are estimates and should not be used as projections for budgeting.

Financial Summary: Year 1

Year 1: 1/1/2027 - 12/31/2027		Baseline	Wellmark Pass-Through Broad Network Value Plus	Wellmark Pass-Through Broad Network Value Plus BAFO	EmpiRx Pass-Through Broad Network Total Care Plus	EmpiRx Pass-Through Broad Network Total Care Plus BAFO	MedImpact Pass-Through Broad Network Premier	MedImpact Pass-Through Broad Network Premier BAFO
Drug Costs	Retail	\$303,342	\$289,837	\$288,305	\$291,131	\$289,706	\$286,324	\$285,661
	Retail 90	\$107,352	\$110,031	\$109,229	\$129,247	\$128,496	\$124,574	\$123,923
	Independent IA Retail 30	\$617,848	\$617,848	\$617,848	\$617,848	\$617,848	\$617,848	\$617,848
	Independent IA Retail 90	\$117,833	\$117,833	\$117,833	\$117,833	\$117,833	\$117,833	\$117,833
	Mail	\$8,256	\$11,062	\$11,062	\$12,507	\$12,507	\$12,455	\$12,455
	Independent IA Specialty	\$11,300	\$11,163	\$11,163	\$11,163	\$11,163	\$11,300	\$11,300
	Specialty Mail	\$1,814,981	\$1,900,527	\$1,900,527	\$1,912,187	\$1,912,187	\$1,912,187	\$1,912,187
	CostVantage Penalty						\$15,010	\$15,010
	Total Drug Costs	\$2,980,912	\$3,058,301	\$3,055,968	\$3,091,915	\$3,089,740	\$3,097,531	\$3,096,218
Rebates	Retail		(\$75,759)	(\$83,066)	(\$63,806)	(\$65,507)	(\$33,756)	(\$34,431)
	Retail 90		(\$20,662)	(\$23,154)	(\$22,769)	(\$22,769)	(\$22,969)	(\$23,428)
	Independent IA Retail 30		(\$213,940)	(\$234,577)	(\$180,185)	(\$184,990)	(\$95,325)	(\$97,231)
	Independent IA Retail 90		(\$34,562)	(\$38,730)	(\$38,086)	(\$38,086)	(\$38,421)	(\$39,189)
	Mail		(\$4,280)	(\$4,784)	(\$3,500)	(\$3,675)	(\$4,764)	(\$4,860)
	Independent IA Specialty		(\$33,253)	(\$33,253)	(\$41,580)	(\$41,580)	(\$66,567)	(\$67,898)
	Specialty Mail		(\$387,162)	(\$387,162)	(\$484,110)	(\$484,110)	(\$590,628)	(\$602,440)
	Total Rebates	(\$689,052)	(\$769,617)	(\$804,726)	(\$834,036)	(\$840,717)	(\$852,429)	(\$869,478)
	Administrative Fee	\$13,649	\$10,004	\$44,004	\$186,120	\$186,120	\$59,608	\$59,608
	Total Administrative Fee	\$13,649	\$10,004	\$44,004	\$186,120	\$186,120	\$59,608	\$59,608
	Total Net Cost	\$2,305,509	\$2,298,689	\$2,295,246	\$2,444,000	\$2,435,143	\$2,304,710	\$2,286,348
	Net Cost Savings Over Baseline (\$)		(\$6,820)	(\$10,263)	\$138,491	\$129,633	(\$799)	(\$19,162)
	Net Cost Savings Over Baseline (%)		-0.3%	-0.4%	6.0%	5.6%	0.0%	-0.8%
	BAFO Improvements			(\$3,443)		(\$8,857)		(\$18,363)

- Future changes in insulin products, biosimilars, and the PBM's formulary stance may impact the financial rebate projections.
- Rebate credits will apply. Rebate quotes do not account for the shift to lower WAC dugs and actual rebate dollars received will be lower than shown.

Financial Summary: 3 Years

3-Year: 1/1/2027- 12/31/2029		Baseline	Wellmark Pass-Through Broad Network Value Plus	Wellmark Pass-Through Broad Network Value Plus BAFO	EmpiRx Pass-Through Broad Network Total Care Plus	EmpiRx Pass-Through Broad Network Total Care Plus BAFO	MedImpact Pass-Through Broad Network Premier	MedImpact Pass-Through Broad Network Premier BAFO
Drug Costs	Retail	\$942,645	\$900,497	\$893,553	\$904,321	\$899,900	\$889,451	\$887,382
	Retail 90	\$333,441	\$341,902	\$338,208	\$401,841	\$399,513	\$387,305	\$385,272
	Independent IA Retail 30	\$1,917,322	\$1,917,322	\$1,917,322	\$1,917,322	\$1,917,322	\$1,917,322	\$1,917,322
	Independent IA Retail 90	\$365,882	\$365,882	\$365,882	\$365,882	\$365,882	\$365,882	\$365,882
	Mail	\$26,010	\$34,781	\$34,781	\$39,269	\$39,269	\$39,105	\$39,105
	Independent IA Specialty	\$37,207	\$36,754	\$36,754	\$36,754	\$36,754	\$37,207	\$37,207
	Specialty Mail	\$5,868,068	\$6,144,649	\$6,144,649	\$6,182,347	\$6,182,347	\$6,182,347	\$6,182,347
	CostVantage Penalty						\$46,388	\$46,388
	Total Drug Costs	\$9,490,575	\$9,741,788	\$9,731,149	\$9,847,736	\$9,840,987	\$9,865,006	\$9,860,904
Rebates	Retail		(\$231,532)	(\$257,531)	(\$205,529)	(\$210,729)	(\$111,741)	(\$113,977)
	Retail 90		(\$63,113)	(\$71,744)	(\$73,689)	(\$73,689)	(\$75,992)	(\$77,512)
	Independent IA Retail 30		(\$654,588)	(\$728,101)	(\$581,094)	(\$595,795)	(\$315,934)	(\$322,256)
	Independent IA Retail 90		(\$105,940)	(\$120,432)	(\$123,707)	(\$123,707)	(\$127,580)	(\$130,132)
	Mail		(\$13,306)	(\$15,089)	(\$11,437)	(\$11,981)	(\$16,055)	(\$16,376)
	Independent IA Specialty		(\$106,885)	(\$108,954)	(\$136,823)	(\$136,823)	(\$232,328)	(\$236,975)
	Specialty Mail		(\$1,251,743)	(\$1,276,103)	(\$1,602,518)	(\$1,602,518)	(\$2,074,261)	(\$2,115,747)
	Total Rebates	(\$2,067,156)	(\$2,427,107)	(\$2,577,955)	(\$2,734,796)	(\$2,755,241)	(\$2,953,891)	(\$3,012,974)
	Administrative Fee	\$40,946	\$145,113	\$112,113	\$508,728	\$508,728	\$170,480	\$170,480
	Total Administrative Fee	\$40,946	\$145,113	\$112,113	\$508,728	\$508,728	\$170,480	\$170,480
	Total Net Cost	\$7,464,365	\$7,459,794	\$7,265,307	\$7,621,668	\$7,594,473	\$7,081,594	\$7,018,410
	Net Cost Savings Over Baseline (\$)		(\$4,572)	(\$199,058)	\$157,303	\$130,108	(\$382,771)	(\$445,956)
	Net Cost Savings Over Baseline (%)		-0.1%	-2.7%	2.1%	1.7%	-5.1%	-6.0%
	BAFO Improvements		2	(\$194,486)	3	(\$27,195)	1	(\$63,185)

- Future changes in insulin products, biosimilars, and the PBM's formulary stance may impact the financial rebate projections.
- Rebate credits will apply. Rebate quotes do not account for the shift to lower WAC dugs and actual rebate dollars received will be lower than shown.

Executive Summary and Formulary Disruption

Executive Summary: Year 1

1 Year: 1/1/2027- 12/31/2027		Baseline	Wellmark Pass-Through Broad Network Value Plus	EmpiRx Pass-Through Broad Network Total Care Plus	MedImpact Pass-Through Broad Network Premier
	Drug Cost	\$2,980,912	\$3,055,968	\$3,089,740	\$3,096,218
	Brand Rebates	(\$689,052)	(\$804,726)	(\$840,717)	(\$869,478)
	Administrative Fee	\$13,649	\$44,004	\$186,120	\$59,608
	Total Drug Costs	\$2,305,509	\$2,295,246	\$2,435,143	\$2,286,348
	Clinical Savings Programs	\$0	(\$36,000)	(\$300,000)	\$0
	Total Clinical Savings	\$0	(\$36,000)	(\$300,000)	\$0
	Total Net Cost	\$2,305,509	\$2,262,689	\$2,135,142	\$2,286,348
	Net Cost Savings Over Baseline (\$)		(\$42,820)	(\$170,366)	(\$19,162)
	Net Cost Savings Over Baseline (%)		-1.9%	-7.4%	-0.8%
	Net Cost Ranking (#)		2	1	3

- EmpiRx Clinical Savings Guarantee have been conservatively estimated at 50%.
- Future changes in insulin products, biosimilars, and the PBM's formulary stance may impact the financial rebate projections.
- PBMs may charge additional administration fees based on elections of Clinical Program or Utilization Management Packages. Depending on what program selections are made, the cost for these programs could exceed the allotted credits/allowances.

Executive Summary: 3 Years

3 Years: 1/1/2027 - 12/31/2029		Baseline	Wellmark Pass-Through Broad Network Value Plus	EmpiRx Pass-Through Broad Network Total Care Plus	MedImpact Pass-Through Broad Network Premier
Drug Cost		\$9,490,575	\$9,731,149	\$9,840,987	\$9,860,904
Brand Rebates		(\$2,067,156)	(\$2,577,955)	(\$2,755,241)	(\$3,012,974)
Administrative Fee		\$40,946	\$112,113	\$508,728	\$170,480
	Total Drug Costs	\$7,464,365	\$7,265,307	\$7,594,473	\$7,018,410
Clinical Savings Programs		\$0	\$0	(\$900,000)	\$0
Misc. Pharmacy Funds		\$0	(\$208,000)	\$0	\$0
	Total Clinical Savings	\$0	(\$208,000)	(\$900,000)	\$0
	Total Net Cost	\$7,464,365	\$7,057,307	\$6,694,473	\$7,018,410
	Net Cost Savings Over Baseline (\$)		(\$407,058)	(\$769,892)	(\$445,955)
	Net Cost Savings Over Baseline (%)		-5.5%	-10.3%	-6.0%
	Net Cost Ranking (#)		3	1	2

- EmpiRx Clinical Savings Guarantee have been conservatively estimated at 50%.
- Future changes in insulin products, biosimilars, and the PBM's formulary stance may impact the financial rebate projections.
- PBMs may charge additional administration fees based on elections of Clinical Program or Utilization Management Packages. Depending on what program selections are made, the cost for these programs could exceed the allotted credits/allowances.

Formulary Disruption Summary

- The chart illustrates disruption to the members on the plan for the bidding vendors.
- Only maintenance prescriptions are included in the evaluation.
- The chart identifies the number of members that would be affected by formulary changes.
- Some of the drugs that are currently covered would be excluded, but all have alternatives.
- A shift from tier 3 to tier 2 is a positive to members, while a shift from tier 2 to tier 3 is a negative to members.

PBM or Health Plan	Positive	Negative	Exclusions	3-Year Projected Savings (\$)
EmpiRx- Total Care Plus	1	13	0	(\$769,892)
MedImpact- Premier	2	6	57	(\$445,955)
Wellmark- Value Plus	0	0	0	(\$407,058)

- Incumbent in *BLUE* font
- Member disruption for the incumbent does not take into account any future disruption based on the PBM's standard process of formulary/drug list updates

Allowances/Credits & Risk Amounts

4

Allowances/Credits & Risk Amounts

	Wellmark	EmpiRx	MedImpact
Client Allowance or Credit (Implementation and/or General)	Implementation: Not Offered General: A one time pharmacy credit of \$75K \$36,000 Annually Added \$100,000 Loyalty Bonus	Implementation: \$12.5K Year 1 Clinical Savings Guarantee: \$600K Annually	Implementation: \$8 per member (~\$8.2K) Year 1 General: \$5 per member (~\$5.1K) Annually
Ongoing PG Risk Amount	Not Offered	\$17.5K Annually	\$10 per member (~\$10.3K) Annually
Ongoing PG Risk Allocation	30%	30%	20%
Implementation Guarantee	Not Offered	\$15K Year 1	\$10 per member (~\$10.3K) Year 1
Termination Guarantee	Not Offered	Not Offered	Not Offered

PBMs may charge additional administration fees based on elections of Clinical Program or Utilization Management Packages. Depending on what program selections are made, the cost for these programs could exceed the allotted credits/allowances.

Proposal Notes & Appendix

5

Proposal Notes: Wellmark

- General:
 - Gallagher RFP fees are not funded.
 - Significant deviations in membership or utilization mix could impact the underlying economics supporting the offer and may necessitate a reevaluation of pricing guarantees.
 - MAC list is considered proprietary and confidential and will not be shared with Woodbury County.
 - HIV is not considered specialty.
- Discounts:
 - Wellmark passes through all pricing and allows offsets only within the same pricing guarantee category, retail, mail, specialty, and rebates, while prohibiting any offsetting between pricing component guarantees and other guarantee types such as zero balance due, clinical programs, or performance guarantees.
 - Reconciliation will be completed within 90 days of end of each contract year.
 - The MAC unit price at mail may not always be equal to or lower than the MAC unit price at retail.
- Rebates:
 - Wellmark is offering fixed rebate guarantees.
 - Wellmark will pass through 100% of guaranteed rebates including MAF.
 - Rebates will be paid and reported 180 days after contract year end.
 - Quarterly rebates will be paid and reported 120 days following quarter end.
 - Rebate guarantee amounts may be adjusted for broader contract, market, regulatory, formulary, network, membership (10%), or plan design changes that materially affect rebate economics or financial guarantees.

Proposal Notes: Wellmark

- Market Check:
 - One market check is allowed.
 - Requires 1% savings, response will be within 10 business days.
- Termination:
 - Termination without cause may occur with a 90 day written notice.
 - Additional fees apply for data transfers.
- Key Exclusions:
 - Discounts: 340B Eligible Claims, 100% Member Paid Program Claims, New to Market, Non Standard Retail Pharmacies, Direct Contracted Pharmacy Claims, CPESN Pharmacy Claims, Direct Manufacturer Contract Claims, Domestic Network Pharmacies, Custom Specialty Pharmacy Network, Claims Reimbursed at Rate Mandated by State or Federal Law
 - Rebates: 340B Eligible Claims, 100% Member Paid Program Claims, Direct Contracted Pharmacy Claims, and Direct Manufacturer Contract Claims

Proposal Notes: EmpiRx

- General:
 - In the event channel utilization and/or membership changes by ~~ten percent (10%)~~ **twenty percent (20%)** or more from the initial request for proposal (RFP), EmpiRx Health reserves the right to adjust any and all guarantees. **The Clinical Savings Guarantee can be adjusted for a 10% change in membership. There is no CSG shared savings fee.**
 - HIV is not considered specialty.
 - EmpiRx Health's offer is contingent on accepting all of our standard clinical programs (PA,QL,ST).
- Discounts:
 - Guarantees are paid within ~~180~~ **120 days** after the end of each contract year.
 - Discounts and dispensing fees will be reconciled in aggregate.
 - Dispensing fees on U&C claims will be passed on to Woodbury County.
 - Mail claims ~~require a day supply of 84+~~ **will not be dependent on the days' supply of a claim.**
 - Specialty list will be different for adjudication compared to reconciliation.
- Rebates:
 - Woodbury County will receive the greater of guaranteed rebates and 100% of rebates received in aggregate.
 - Rebates will be paid ~~120~~ **90 days** after the end of each applicable quarter provided the Agreement is fully executed and Sponsor is current on all payments due.
 - ~~EmpiRx may withhold up to three percent (3%) of Rebates quarterly to account for manufacturer adjustments which will be reconciled annually.~~
 - Rebate grandfathering allowed for up to 90 days.

- Market Check:
 - Market check allowed once during contract term.
 - Requires 1% savings threshold, response will be within 10 days.
- Termination:
 - Termination must be after the 1st contract year and all guarantees will then be deemed waived by Sponsor and EmpiRx Health will not be required to perform a final reconciliation.
 - Any partial years EmpiRx Health will not perform a reconciliation, any years completed in full will receive a full reconciliation.
- Key Exclusions:
 - Discounts: Manufacturer Patient Assistance Program Claims, Claims over 180 days old, Non-FDA Approved Drugs, Home Infusion Claims, Out of Network Claims, DMR Claims, Secondary Claims, Non-Drug Items, Drugs not covered by the plan
 - Rebates: 340B Eligible Claims, 100% Member Paid Program Claims, Biosimilar Drugs, Diabetic Supplies, Diabetic Test Strips, OTCs except Insulins, Diabetic Test Strips, & Diabetic Supplies, Manufacturer Patient Assistance Program Claims, Claims over 180 days old, Non-FDA Approved Drugs, Home Infusion Claims, Out of Network Claims, DMR Claims, Secondary Claims, Non-Drug Items, Drugs not covered by the plan

Proposal Notes: MedImpact

- General:
 - MedImpact bases pricing upon the eligible members provided at the time of the proposal. If the number of eligible members changes by 30% or more after the term's first month, or any subsequent month, resulting in a material impact on the ability to achieve financial guarantees, pricing is subject to change.
 - Financial proposal is based on the adoption of the standard formulary and clinical edit package.
 - HIV is not considered specialty.
- Discounts:
 - Discount guarantees are reconciled in the aggregate no later than 90 days after the end of each contract year.
 - The mail order pricing, in aggregate, will be more aggressive than retail. MedImpact uses the same MAC product list across all channels; individual MAC prices may vary by pharmacy in accordance with our financial offer and/or due to low cost generic programs available at retail pharmacy. Therefore, pricing for the same ingredient, dosage form, and dose through retail may, or may not, exceed the individual price at mail.
- Rebates:
 - Rebates will be ~~reported within 100 days after each quarter end, paid within 150 days after quarter end~~ **reported within 45 days, paid no later than 90 days following the quarter in which the claim adjudicated**, and reconciled in aggregate within 180 days after contract year end.
 - Rebates & MAF are 100% passed through
 - MedImpact reconciles rebates in aggregate.
 - Rebate guarantees are contingent on use of MedImpact's specified formulary, specialty list, pharmacy channels, and standard program design, and may be adjusted for changes in specialty utilization, market events, non-standard plan edits/programs, alternate funding or sourcing impacts, or vendor changes.
 - MedImpact's policy on grandfathering allows a member a 1-time (retail, retail 90, and mail order) courtesy fill during the first 90 days.

Proposal Notes: MedImpact

- Market Check:
 - One market check allowed during contract term.
 - Requires 1% savings.
 - Market Check response will be provided within 10 days.
- Termination:
 - ~~• In the event of termination without cause, for any reason, in the first 12 months of the contract, the liquidated damage amount is to be equivalent to the implementation costs and any portion of the implementation credit, pharmacy management fund, or other allowances provided for in the contract used, as applicable.~~ Termination may occur with or without cause, and without termination charges, with 90 days written notice.
- Key Exclusions:
 - Discounts: 340B Eligible Claims, 100% Member Paid Program Claims, Non Standard Retail Pharmacies, OTCs except Insulins, Diabetic Test Strips, & Diabetic Supplies, Non-self administered, Client Owned or Contracted Pharmacies not at MedImpact Network Rates, Claims with government mandated pricing and reimbursement rates, Drugs not approved by the food and drug administration (FDA), Pricing assumes no more than 5% of claims are filled in MA, HI, AK, & PR.
 - Rebates: 340B Eligible Claims, 100% Member Paid Program Claims, Diabetic Supplies, Medical Supplies and Devices, Non Standard Retail Pharmacies, OTCs except Insulins, Diabetic Test Strips, & Diabetic Supplies, Diagnostic Products, Cosmetic and Dietary Products, Repackaged NDC, EHB (Affordable Care Act Products), Formulary Excluded drugs, Fertility and Endocrine, Non-self administered, Client Owned or Contracted Pharmacies not at MedImpact Network Rates, and Drugs not approved by the food and drug administration (FDA)

Humira & Stelara Biosimilar Side By Side

	Wellmark	EmpiRx	MedImpact
Humira Formulary Status	Excluded	Non-Preferred	Excluded
Humira Biosimilar Formulary Status	Adalimumab	Hadlima and adalimumab-fkjp	Simlandi & Adalimumab
Stelara Formulary Status	Excluded	Non-Preferred	Excluded
Stelara Biosimilar Formulary Status	Ustekinumab	Steqeyma, Yesintek, and Selarsdi	Steqeyma, Ustekinumab, and Yesintek
PBM-Estimated utilization shift from Humira/Stelara to preferred Biosimilar(s)	Humira: 97.5% Stelara: 100%	Not Provided	Humira: 100% Stelara: 100%
Proposed rebate guarantees account for shift to Biosimilars	Confirmed	Not Confirmed	Not Confirmed
Proposed rebate guarantees account for WAC decrease and subsequent rebate decrease	Confirmed	Not Confirmed	Not Confirmed

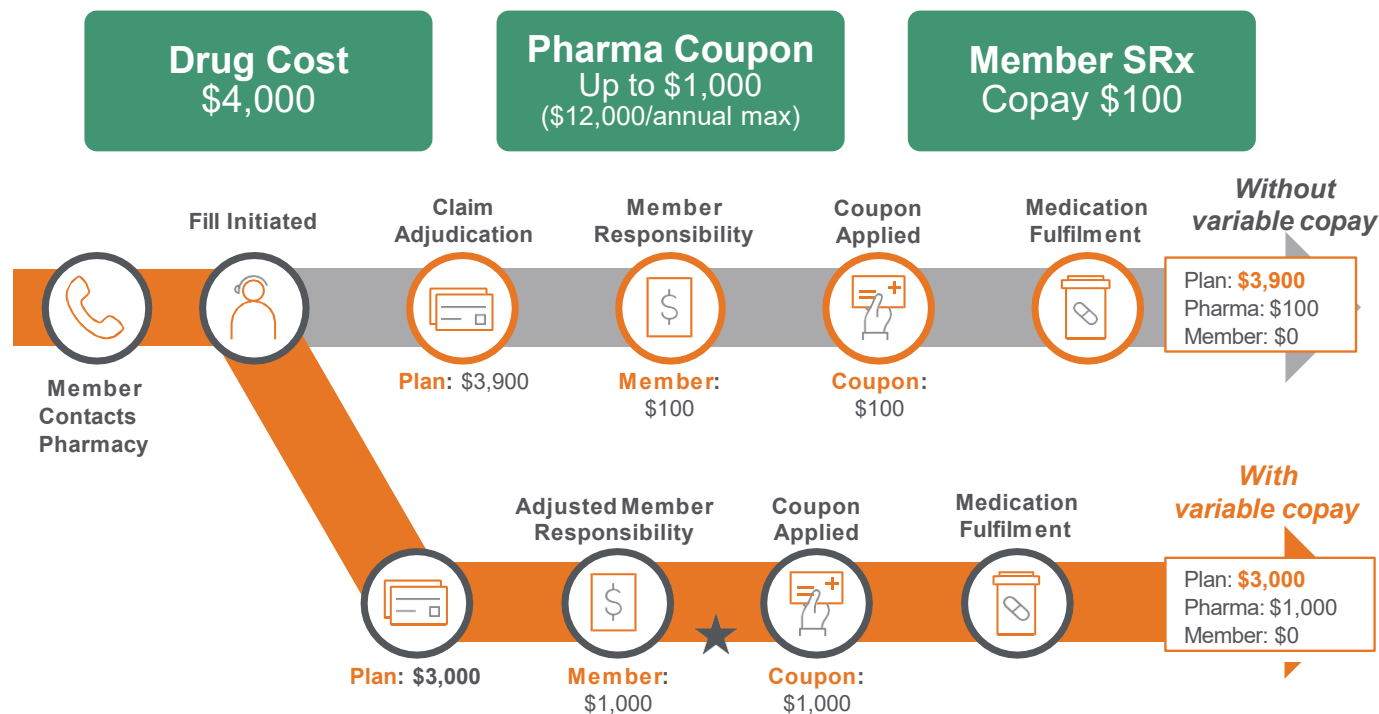
Manufacturer Coupon Program

	Wellmark	EmpiRx	MedImpact
Program Name	PrudentRx	Patient Saver Plus	MedImpact Assist
Fees or Shared Savings	20% of savings	25% of savings	20% of savings
Impact to Rebate Guarantees	No Impact	No Impact	Excluded from Rebates
PPO Only claims	Yes	Yes	No
Estimated Annual Net Savings (after fees or cost share)	\$107,616	\$186,812	\$122,233
Guarantee (Guaranteed \$x or % of Estimated Annual Net Savings)	20% shared savings	Not Offered	\$79,452 in year 1*
Claims Impacted	Not Provided	758	126

MedImpact offers a savings guarantee of \$79,452 in year 1 conditioned upon Client's continuous enrollment for twelve (12) months (January 1, 2026 – December 31, 2026) as well as compliance with the caveats available in the RFP.

Manufacturer Coupon Program

Program Example



Coupon dollars used are not applied towards member's deductibles and/or out of pocket maximums; thereby keeping the Plan Sponsor's benefit in tact.

Meeting Notes and Fiduciary Intent

The purpose of the fiduciary (or committee) process in selecting a Pharmacy Benefit Manager (PBM) is to ensure a careful and responsible decision-making approach. This involves, but is not limited to, conducting a fair comparison of each of the solicited PBM's capabilities. When selecting a PBM partner, here are some of the factors that are typically considered:

- Expected/Projected Cost & Pricing
- Formulary and Drug Coverage
- Customer Service and Support
- Network and Pharmacy Access
- Clinical Programs
- Technology and Reporting Capabilities
- Medical Integration and Implementation
- Contract Terms, Requirements and Flexibility
- Reputation and Experience

The ultimate goal is to select the most suitable PBM for Woodbury County, as well as the enrolled members. The summary of the selection process, along with any meeting minutes, should focus on how these standards were met by the fiduciary or committee and their subject matter experts.

Following this presentation, If the Gallagher Pharmacy Practice Team has captured meeting notes of the discussion they will be provided within 5 business days.

Thank you

Matt Adams
Area Vice President- South Central Region

Andrew Ung
Pharmacy Consultant

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