# NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
## (NOVEMBER 3, 2026) (WEEK45 OF 2026)

Live streaming at:
https://www.youtube.com/user/woodburycountyiowa

Agenda and Minutes available at:
www.woodburycountyiowa.gov


| Daniel A. Bittinger II | Kent T. Carper | David L. Dietrich | Mark E. Nelson | Matthew A. Ung |
|---|---|---|---|---|
| 389-4405 | 570-7681 | 870-9224 | 540-1259 | 490-7852 |
| dbittinger@woodburycountyiowa.gov | kcarper@woodburycountyiowa.gov | ddietrich@woodburycountyiowa.gov | mnelson@woodburycountyiowa.gov | matthewung@woodburycountyiowa.gov |


You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held November 3, 2026, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair will recognize the agenda item presenter before asking for public comments or board discussion.
3. Members of the public will approach the microphone one at a time and give their name and city of residence before their statement.
4. Members of the public who comment will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

# AGENDA

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

1. Approval of agenda Action

**Consent Agenda**

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

2. Approval of the minutes of October 27, 2026, meeting

3. Approval of claims

4. Board Administration – Karen James
   Approval of resolution approving petition for suspension of taxes through the redemption process for M.M.

5. County Treasurer – Tina Bertrand
   Approval of request for refund on parcel #874217200003 in the amount of $1,162.00

6. Secondary Roads – Laura Sievers
   Approval of disposition of Secondary Road equipment

7. Human Resources – Melissa Thomas
   a. Approval of Memorandum of Personnel Transactions
   b. Authorization to Initiate Hiring Process

**End of Consent Agenda**

8. Weed Commissioner – Jered Jepsen
   Approval of 2026 Annual Weed Commissioner Report — Action

9. Emergency Services – Drew Baier
   Approval of a budget adjustment to proceed with the Emergency Services Wi-Fi Updates and House Generator Maintenance at the Climbing Hill facility — Action

10. Planning/Zoning – Daniel Priestley
    a. Motion to receive the final report and the Zoning Commission's recommendation from their 10/26/26 meeting to approve the final plat of Greene Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894629300017 and Parcel #894629300018 for Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation (1478 Buchanan Ave, Sioux City, IA 51106) — Action
    b. Motion to accept and approve Greene Acres Addition, a minor subdivision to Woodbury County, Iowa on Parcel #894629300017 and Parcel #894629300018 (1478 Buchanan Ave, Sioux City, IA 51106) — Action

11. Reports on Committee Meetings — Information

12. Citizen Concerns — Information

13. Board Concerns — Information

**ADJOURNMENT**

*Subject to Additions/Deletions*

# CALENDAR OF EVENTS

| | | |
|---|---|---|
| **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. |
| **TUE., NOV 10** | **12:00 p.m.** | District Board of Health Meeting, 1014 Nebraska St. |
| **WED., NOV 11** | **8:05 a.m.** | Woodbury County Information Communication Commission, First Floor Boardroom |
| | **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.** | Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr. |
| | **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. |
| **MON., NOV 23** | **5:00 p.m.** | Zoning Commission Meeting, Courthouse Basement Boardroom |
| **THU., NOV 26** | **11:00 a.m.** | Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr. |
| **WED., DEC 2** | **7:30 a.m.** | SIMPCO Executive/Finance Committee, 6401 Gordon Drive |
| | **10:00 a.m.** | Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa |
| | **11:00 a.m.** | Loess Hills Alliance Executive Meeting |
| | **1:00 p.m.** | Loess Hills Alliance Full Board Meeting |
| | **4:45 p.m.** | Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave. |
| **FRI., DEC 4** | **12:00 p.m.** | SIMPCO Regional Policy and Legislative Committee, 6401 Gordon Drive |
| **MON., DEC 7** | **5:00 p.m.** | Board of Adjustment meeting, Courthouse Basement Boardroom |

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

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

**OCTOBER 27, 2026, FORTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, October 27, 2026, at 4:30 p.m. Board members present were Nelson, Dietrich, Ung, Carper, and Bittinger II. 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 27, 2026 agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the October 20, 2026 meeting. Copy filed.

3. To approve the claims totaling $1,308,136.41. Copy filed.

4a. To approve the separation of Kenneth Selig, Civilian Jailer, County Sheriff Dept., effective 11-04-2026. Resigned.; the transfer of Giovanni Padilla, Deputy, County Sheriff Dept., effective 11-09-2026, $32.27/hour, 19%=$5.06/hr. Transfer from Jailer to Deputy. Authorization to Hire on 10/27/26. Entry Level Salary: $32.27/hr.; the appointment of Corbin Eaton, Civilian Jailer, County Sheriff Dept., effective 11-09-2026, $27.21/hour. Job Vacancy Posted on 8/12/2026. Entry Level Salary: $27.21/hr.; the appointment of Devin Van Zanten, Civilian Jailer, County Sheriff Dept., effective 11-09-2026, $27.21/hour. Job Vacancy Posted on 8/12/2026. Entry Level Salary: $27.21/hr.; and the appointment of Alex Clark, Civilian Jailer, County Sheriff Dept., effective 11-09-2026, $27.21/hour. Job Vacancy Posted on 10/7/2026. Entry Level Salary: $27.21/hr. Copy filed.

4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Deputy, County Sheriff Dept., CWA Deputy – Entry Level: $32.27/hr.; for Clerk II, Human Resources Dept., AFSCME Courthouse – Entry Level: $20.41/hour.; for Civilian Jailer (2), County Sheriff Dept., CWA Civilian – Entry Level: $27.21/hr.; and for Civilian Captain, County Sheriff Dept., Wage Plan – Entry Level: $117,000.00/year. Copy filed.

5a. To lift tax suspension for Dorothy Chauncey, parcel #894716108009, 3529 Douglas St. Copy filed.

5b. To receive for signatures a Resolution Thanking and Commending Todd Harlow for his service to Woodbury County.

**WOODBURY COUNTY, IOWA**
**RESOLUTION #14,130**
**A RESOLUTION THANKING AND COMMENDING**
**TODD HARLOW**
**FOR HIS SERVICE TO WOODBURY COUNTY**

**WHEREAS,** Todd Harlow has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 39 years from March 10, 1987, to December 31, 2026.

**WHEREAS,** the service given by Todd Harlow 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 Todd Harlow 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, Todd Harlow.

**BE IT SO RESOLVED** this 27th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5c. To receive for signatures a Resolution Thanking and Commending Brigid Delaney for her service to Woodbury County.

**WOODBURY COUNTY, IOWA**
**RESOLUTION #14,131**
**A RESOLUTION THANKING AND COMMENDING**
**BRIGID DELANEY**
**FOR HER SERVICE TO WOODBURY COUNTY**

**WHEREAS,** Brigid Delaney has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 22 years from August 10, 2004 to December 31, 2026.

**WHEREAS,** the service given by Brigid Delaney 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 Brigid Delaney 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, Brigid Delaney.

**BE IT SO RESOLVED** this 27th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5d. To receive for signatures a Resolution Thanking and Commending Kimberly Grieve for her service to Woodbury County.

**WOODBURY COUNTY, IOWA**
**RESOLUTION #14,132**
**A RESOLUTION THANKING AND COMMENDING**
**KIMBERLY GRIEVE**
**FOR HER SERVICE TO WOODBURY COUNTY**

**WHEREAS,** Kimberly Grieve has capably served Woodbury County as an employee of the Woodbury County Auditor's Office for 20 years from August 21, 2006 to December 31, 2026.

**WHEREAS,** the service given by Kimberly Grieve 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 Kimberly Grieve 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, Kimberly Grieve.

**BE IT SO RESOLVED** this 27th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5e. To receive for signatures a Resolution Thanking and Commending Patrick Hinrichsen for his service to Woodbury County.

**WOODBURY COUNTY, IOWA**
**RESOLUTION #14,133**
**A RESOLUTION THANKING AND COMMENDING**
**PATRICK HINRICHSEN**
**FOR HIS SERVICE TO WOODBURY COUNTY**

**WHEREAS,** Patrick Hinrichsen has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 37 years from July 30, 1990, to January 8, 2027.

**WHEREAS,** the service given by Patrick Hinrichsen 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 Patrick Hinrichsen 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, Patrick Hinrichsen

**BE IT SO RESOLVED** this 27th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

Carried 5-0.

6a. Motion by Nelson second by Bittinger to approve a Form of Contract, Plans & Specifications for bid for the Crittenton Center Transitional Therapeutic Home Renovation project. Carried 5-0. Copy filed.

6b. Motion by Nelson second by Bittinger to approve to set public hearing date, time, place & hearing "Public Notice" advertisement description for the Crittenton Center Transitional Therapeutic Home Renovation Project for November 10, 2026, at 4:40 p.m. Carried 5-0. Copy filed.

7. Motion by Nelson second by Dietrich to waive the nepotism policy for an employee in the Sheriff's office. Carried 5-0. Copy filed.

9. Motion by Nelson second by Ung to approve to create a High-Deductible Health Plan (HDHP) option for our employees' health coverage. Carried 5-0. Copy filed.

8a. A public hearing was held at 4:45 p.m. to conduct the third public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014 for JD Legacy Farms LLC.

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

8b. Motion by Nelson second by Bittinger to approve the third reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014. Carried 5-0. Copy filed.

8c. Motion by Nelson second by Dietrich to adopt Ordinance #91, Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #894607100002 and parcel #894607100014. Carried 5-0.

8d. Motion by Nelson second by Dietrich to receive the final report and the Zoning Commissions recommendation from their 9/28/26 meeting to approve the final plat of Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa involving parcels #894607100002 and #894607100014. Carried 5-0. Copy filed.

8e. Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution accepting Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa. Carried 5-0.

**BOARD OF SUPERVISORS**
**RESOLUTION #14,134**
**ACCEPTING AND APPROVING BOLLMEYER SECOND ADDITION**
**A MINOR SUBDIVISION**
**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 **27th** day of **October**, **2026**
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

10a. Motion by Ung second by Carper to approve position classifications of Precinct Elections Official (PEO) and PEO Chair for County temp elections employees. Carried 5-0. Copy filed.

10b. Motion by Nelson second by Dietrich to approve Elections Satellite Chair extra pay rate of $2.00 per hour worked at satellite voting location. Carried 5-0. Copy filed.

11. Reports on Committee meetings were heard.

12. Robin Schiro addressed the board during citizen concerns.

Brian Miller and Julia Adams addressed the board concerning the annexation of land at 7103 Morningside Ave.

13. Board concerns were heard.

The Board adjourned the regular meeting until November 3, 2026.

Meeting sign in sheet. Copy filed.

# WOODBURY COUNTY
# AGENDA ITEM(S) REQUEST FORM

**Date:** 10/29/2026 **Weekly Agenda Date:** 11/3/2026

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

**Wording for Agenda Item:**

Request for refund-Marnis Petersen Estate

**Action Required:**

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

**Reviewed by County Attorney's Office:** ☐

**Background & Financial Impact:**

There was a duplicate payment made on parcel 8742 17 200 003 by the deedholder and the contract buyer. The Marnis Petersen Estate is requesting a refund of $1162.00 for payment made on this parcel in error. The contract buyer is to make the payments. There will be no financial impact.

**Recommendation:**

Approve the refund for the deedholder of $1162.00.

**Attachments:**

Refund for Marnis Petersen Estate

*Approved by Board of Supervisors on March 17, 2026*

# WOODBURY COUNTY TREASURER

www.woodburycountyiowa.gov
822 Douglas St. Room 102 Sioux City, IA 51101

Mail to:
Woodbury County Treasurer
Douglas St., Room 102
Sioux City, Iowa 51101

## Request for Property Tax Refund

We hereby request a refund of property tax paid for the following parcels:

PARCEL # 874217200003 - 0005 Amount $1,162.00
PARCEL _____ # Amount _____
PARCEL _____ # Amount _____
PARCEL _____ # Amount _____

*REASON FOR REFUND:*

- *Over Payment made on* _____
- *Sold Property on* _____
- *Duplicate Payment made on* Sept. 29, 2026
- *Other:* _____

*REFUND REQUESTED BY:*

Name(s): ~~Marnis Petersen, Estate - Contact Marnie Petersen~~
(Refund to be issued to name above, Please Print Clearly)

Mailing Address: ~~2835 Summit St.~~

City: Sioux City State: IA Zip: ~~51104~~

Phone Number: ~~712-389-1678~~ Email: marnie863@gmail.com

( Printed Name: Marnis Petersen Estate Date: Oct. 12, 2026

Signature: _____

# WOODBURY COUNTY
# AGENDA ITEM(S) REQUEST FORM

**Date:** 10/29/2026 **Weekly Agenda Date:** 11/3/2026

**Elected Official / Department Head / Citizen:** Laura Sievers, PE

**Wording for Agenda Item:**

Disposition of Secondary Road equipment

**Action Required:**

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

**Reviewed by County Attorney's Office:** ☐

**Background & Financial Impact:**

Disposition of equipment that has been replaced including 2005 Ford F450, clam bucket, and two Woods Rotary Mowers via gov.deals

**Recommendation:**

Recommend the disposition of the 2005 Ford F450, clam bucket, and two Woods Rotary Mowers.

**Attachments:**

Clam Bucket

Woods Mower 12448

Woods Mower 12446

Ford F450

*Approved by Board of Supervisors on March 17, 2026*

# Woodbury County Personal Property Disposition Form

DATE: 10/28/2026

NAME: Laura Sievers

DEPARTMENT: Secondary Roads

AUTHORIZED REPRESENTATIVE: Auditor

PHONE: 712-279-6484

Fill in the fields below (* REQUIRED):

| | |
|---|---|
| Item Description* | Excavator attachment - clam bucket |
| Estimated Value* | $ 4,000.00 |
| Current Location* | Secondary Roads |
| County Asset Number | Associated with 12295 |
| Serial/VIN Number | |
| Year | 2015 Volvo Excavator |
| Make/Model | |
| Auction Reserve | $ 4,000.00 |
| Notes | Will be sold on gov.deals |

For Office Use Only:

| | |
|---|---|
| GovDeals ID # | |
| Sale Price | |
| Date | |

# Woodbury County Personal Property Disposition Form

DATE: 10/28/2026

NAME: Laura Sievers

DEPARTMENT: Secondary Roads

AUTHORIZED REPRESENTATIVE: Auditor

PHONE: 712-279-6484

Fill in the fields below (* REQUIRED):

| | |
|---|---|
| Item Description* | 2020 Woods Rotary Mower |
| Estimated Value* | $ 2,500.00 |
| Current Location* | Secondary Roads |
| County Asset Number | 12448 |
| Serial/VIN Number | 10007963872002 |
| Year | 2020 |
| Make/Model | Woods Rotary Mower |
| Auction Reserve | $ 2,500.00 |
| Notes | Will be sold on gov.deals |

For Office Use Only:

| | |
|---|---|
| GovDeals ID # | |
| Sale Price | |
| Date | |

# Woodbury County Personal Property Disposition Form

DATE: 10/28/2026

NAME: Laura Sievers

DEPARTMENT: Secondary Roads

AUTHORIZED REPRESENTATIVE: Auditor

PHONE: 712-279-6484

Fill in the fields below (* REQUIRED):

| | |
|---|---|
| Item Description* | 2020 Woods Rotary Mower |
| Estimated Value* | $ 2,500.00 |
| Current Location* | Secondary Roads |
| County Asset Number | 12446 |
| Serial/VIN Number | 10007963872001 |
| Year | 2020 |
| Make/Model | Woods Rotary Mower |
| Auction Reserve | $ 2,500.00 |
| Notes | Will be sold on gov.deals |

For Office Use Only:

| | |
|---|---|
| GovDeals ID # | |
| Sale Price | |
| Date | |

# Woodbury County Personal Property Disposition Form

DATE: 10/28/2026

NAME: Laura Sievers

DEPARTMENT: Secondary Roads

AUTHORIZED REPRESENTATIVE: Auditor

PHONE: 712-279-6484

Fill in the fields below (* REQUIRED):

| | |
|---|---|
| Item Description* | 2005 Ford F450 |
| Estimated Value* | $ 2,500.00 |
| Current Location* | Secondary Roads |
| County Asset Number | 12319 |
| Serial/VIN Number | 1FDXF47P25EA31781 |
| Year | 2005 |
| Make/Model | 2005 Ford F450 |
| Auction Reserve | |
| Notes | Will be sold for parts |

For Office Use Only:

| | |
|---|---|
| GovDeals ID # | |
| Sale Price | |
| Date | |

# HUMAN RESOURCES DEPARTMENT

# MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE: November 3, 2026_**

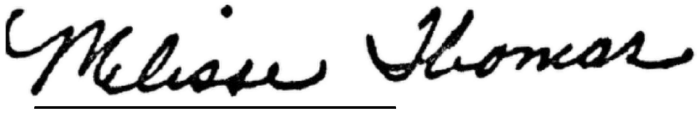
*** PERSONNEL ACTION CODE:**

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 |
|---|---|---|---|---|---|---|---|
| Echer, Jae | Attorney's Office | 11-06-2026 | Assistant County Attorney | | | S | Resigned |
| Klocke, David | Sheriff's Office | 11-09-2026 | Courthouse Safety & Security | $26.17/hour | 11%=$2.51/hr | R | Per AFSCME Courthouse- Move to Step 5. Anniversary Date: 11/10/26 |
| Davidson, Kenie | Treasurer | 11-09-2026 | Senior Clerk | $24.31/hour | 4%=$0.89/hr | R | Per AFSCME Courthouse- Move to Step 3. Anniversary Date: 11/10/26 |
| Litras, Jedidiah | Sheriff's Office | 11-09-2026 | Civilian Jailer | $28.19/hour | 4%=$0.98/hr | R | Per CWA Civilian- Move to Step 2. Anniversary Date:11/12/26 |
| Davis, Gage | Sheriff's Office | 11-09-2026 | Civilian Jailer | $28.19/hour | 4%=$0.98/hr | R | Per CWA Civilian- Move to Step 2. Anniversary Date:11/12/26 |
| Stanish, CeCe | Auditor/Recorder's Office | 11-9-2026 | Appointed Deputy Real Estate/Recorder | $87,935.42 | | A | Appointed |
| Messerschmidt, Haley | Attorney's Office | 11-20-2026 | Assistant County Attorney | | | S | Resigned |

**APPROVED BY BOARD DATE:** _____

**MELISSA THOMAS, HR DIRECTOR:**  _____

**HUMAN RESOURCES DEPARTMENT**

**WOODBURY COUNTY, IOWA**

**DATE: November 3, 2026**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

| DEPARTMENT | POSITION | ENTRY LEVEL | APPROVED | DISAPPROVED |
|---|---|---|---|---|
| Attorney | Assistant County Attorney (2) | AFSCME Attorney- Entry Level: $88,152.00/year | | |
| | | | | |
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| | | | | |

Chairman, Board of Supervisors

(AUTHFORM.doc/FORMS)

# WOODBURY COUNTY
# AGENDA ITEM(S) REQUEST FORM

**Date:** 10/29/2026 **Weekly Agenda Date:** 11/3/2026

**Elected Official / Department Head / Citizen:** Jered Jepsen, Weed Commissioner

**Wording for Agenda Item:**

2026 Annual Weed Commissioner 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:**

The Woodbury County Weed Commissioner report for calendar year 2026 to be submitted to the Iowa Department of Agriculture and Land Stewardship.

**Recommendation:**

Recommend approval of the Weed Commissioner Report

**Attachments:**

Weed Commissioner Report 2026

*Approved by Board of Supervisors on March 17, 2026*

# 2026 WEED COMMISSIONER'S REPORT

**For the County of:** Woodbury

Submit to County Board of Supervisors by: November 1, 2026
Return copy to the IDALS office by: December 1, 2026

**Weed Commissioner's Contact Information:**

| Name | Year Appointed |
|---|---|
| Jered Jepsen | 2012 |
| **Address** | **Telephone** |
| 303 2nd St P.O. Box 202 | 712-898-0822 |
| **City, Zip Code** | **Alternate Telephone** |
| Correctionville, Ia 51016 | 712-373-9718 |
| **Email Address** | **Pesticide Certificate #** |
| wcweedcomm@gmail.com | 41681 |

**Which of the noxious weeds have you found in your county?**

**1** – Found, a problem in my county
**2** – Found, but not a problem
**3** – Not known in my county
**?** – If you cannot identify this plant

| *Primary Noxious Weeds* | *Answer* | *Secondary Noxious Weeds* | *Answer* |
|---|---|---|---|
| Buckthorn | 3 | Buckhorn Plantain | 3 |
| Bull Thistle | 2 | Cocklebur | 2 |
| Canada Thistle | 2 | Curly Dock (Sour Dock) | 2 |
| Field Bindweed | 2 | Multiflora Rose | 2 |
| Hoary Cress (Perennial Pepper-grass) | 2 | Poison Hemlock | 2 |
| Horse Nettle | 2 | Puncturevine | 2 |
| Leafy Spurge | 2 | Red Sorrel (Sheep sorrel) | 2 |
| Musk Thistle | 2 | Shattercane | 2 |
| Palmer Amaranth | | Smooth Dock | 2 |
| Perennial Sow Thistle | 2 | Teasel | 2 |
| Quackgrass | 2 | Velvetleaf (Butterprint) | 2 |
| Russian Knapweed | 2 | Wild Carrot | 2 |
| | | Wild Mustard | 2 |
| | | Wild Sunflower | 2 |

| *Invasive Prohibited Plants* | Answer | | |
|---|---|---|---|
| Garlic Mustard | 2 | | |
| Japanese Hop | 3 | | |
| Japanese Knotweed | 3 | | |
| Oriental Bittersweet | 2 | | |
| Purple Loosestrife | 2 | | |

**Please list any other plants which are a problem or a concern in your county:**

---

**As County Weed Commissioner, do your duties include roadside spraying?**

Yes ☒ No ☐

**Did your county publish a Notice of Program for weed control pursuant to the provisions of Title VIII Chapter 317 Section 317.14?**

Yes ☒ No ☐

**Did your county employ contract spraying during 2026?**

Yes ☐ No ☒

If yes, what percentage of your total spray program is contracted? _____%

If possible, please list the contract rates. $/mile_____

Total contract cost $_____

**In the past year how much did your county spend on purchasing herbicides?**

$ 40,000 to date

**How many times during 2026 was it necessary to serve a noxious weed notice?**

Private (written) _____ Public (written) (DOT, DNR, CCB) _____

**How many times did you contact individuals personally, rather than sending them a weed control notice?**

Private (verbal) 22 Public (verbal) (DOT, DNR, CCB) 5

**How many times did you actually enter private or public land, control weeds, and assess the cost to the owner?**

0

**How many months were you employed as weed commissioner in 2026?**

9 months

**Are your duties as weed commissioner incorporated into another county job?**

Yes ☑ No ☐ If Yes, what? Equipment Operator

Weed Comm. Duties 25 % IRVM Duties 75 %

Other County Duties _____%

**How does the overall county weed situation compare with last year?**

Improved ☒ Unchanged ☐ Worse ☐

**Comments?**_____

**Is brush control included in your weed commissioner duties?**

Yes ☒ No ☐

**If yes**, what method(s) do you use? *(Circle all that apply):*

Spraying ☒ Cutting ☒ Stump treatment ☒ Basal bark ☒

Other, explain _____

**What are your suggestions and/or recommendations which may improve your county weed and brush infestations?**

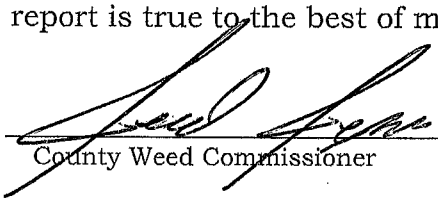
Keep trying to update equipment

**What herbicides did your county use in your weed control program?** Be specific, please list brand name and quantity of each. Please do not list surfactants or adjuvants. If the spray program is contracted in your county, ask your contractor for this information. Add another page if necessary.

Herbicide usage table:

| CHEMICAL/BRAND | RATE USED | QUANTITY USED | TO CONTROL? |
|---|---|---|---|
| *(Example)* Milestone | 4 fluid ounces per acre | 3.32 gallons | Thistle and teasel on roadside |
| Wetstone | 5 to 7½oz | 15 gallon | Weeds |
| Escort XP | ½ to 1½oz | 22 lbs. | weeds, trees brush |
| Grazon PD3 | 48 oz/acre | 260 gallons. | weeds & brush |
| Garlon | 64oz/100gal | 60 gallons | Tree's & Brush |
| Highroon | 12oz/100gal | 12 gallons. | Tree's & Brush |
| Plainview | 1½ oz/gallon | 5 gallons. | Bare ground |
| (Roundup) Mad Dog 5.4 | 8 oz/gallon | 5 gallons | Bare ground |
| | | | |
| | | | |
| | | | |

The above report is true to the best of my knowledge.

Signature  10/29/26
County Weed Commissioner — Date

Signature _____ _____
Chairman, County Board of Supervisors — Date

Please return a copy to:

Iowa Department of Agriculture and Land Stewardship
Attn: State Weed Commissioner
2230 S Ankeny Blvd
Ankeny, IA 50023-9093

# 2027 COUNTY WEED COMMISSIONER CERTIFICATION FORM

**For the County of:** Woodbury

## Weed Commissioner's Contact Information:

| Name | Year Appointed |
|---|---|
| Jered Jepsn | 2012 |
| **Mailing Address** | **Telephone** |
| PO Box 202, 303 2nd St | 712-898-0822 |
| **City, Zip Code** | **Alternate Telephone** |
| Correctionville, Ia 51016 | |
| **Email Address** | **Pesticide Certificate #** |
| wcweedcomm@gmail.com | 41681 |

**Signed:** _____ **Date:** _____
Chair/President, County Board of Supervisors

*PLEASE RETURN THIS FORM TO*:

**IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP**
**State Weed Commissioner**
**2230 South Ankeny Boulevard**
**Ankeny, IA 50023-9093**

**317.3 Weed commissioner -- standards for noxious weed control.**

The board of supervisors of each county may annually appoint a county weed commissioner who may be a person otherwise employed by the county and who passes minimum standards established by the department of agriculture and land stewardship for noxious weed identification and the recognized methods for noxious weed control and elimination. The county weed commissioner's appointment shall be effective as of March 1 and shall continue for a term at the discretion of the board of supervisors unless the commissioner is removed from office as provided for by law. The county weed commissioner may, with the approval of the board of supervisors, require that commercial applicators and their appropriate employees pass the same standards for noxious weed identification as established by the department of agriculture and land stewardship. The name and address of the person appointed as county weed commissioner shall be certified to the county auditor and to the secretary of agriculture within ten days of the appointment. The board of supervisors shall fix the compensation of the county weed commissioner and deputies. In addition to compensation, the commissioner and deputies shall be paid their necessary travel expenses. At the discretion of the board of supervisors, the weed commissioner shall attend a seminar or school conducted or approved by the department of agriculture and land stewardship relating to the identification, control, and elimination of noxious weeds.

The board of supervisors shall prescribe the time of year the weed commissioner shall perform the powers and duties of county weed commissioner under this chapter which may be during that time of year when noxious weeds can effectively be killed. Compensation shall be for the period of actual work only although a weed commissioner assigned other duties not related to weed eradication may receive an annual salary. The board of supervisors shall likewise determine whether employment shall be by hour, day or month and the rate of pay for the employment time.

# WOODBURY COUNTY
# AGENDA ITEM(S) REQUEST FORM

**Date:** 10/28/2026 **Weekly Agenda Date:** 11/3/2026

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

**Wording for Agenda Item:**

Requesting the Woodbury County's Board of Supervisors approval of a budget adjustment to proceed with the Emergency Services Wi-Fi Updates and House Generator Maintenance at the Climbing Hill facility.

**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 Wi-Fi Update which would include purchases from WCICC for three access points, one UPS backup and pulling wire, rewiring and installing 24-Port Patch Panel, 24" Wall Mount Cabinet for total of $7,990.71. This has been an ongoing issue at this location and after this initial expense WCICC would include Climbing Hill in their IT maintenance rotation going forward. The Maintenance of the House Generator including engine maintenance, cooling system maintenance, replacement of alternator and other misc. items for a total of $4,710.69. The maintenance over the years has been minimal and this would repair all issues currently and begin a regularly scheduled annual maintenance with Ziegler that would run through the regular budget. The total of both the Wi-Fi Updates and Maintenance on the House Generator is $12,701.40. Emergency Services had earlier in FY27 sold the following- 1995 Chevrolet Suburban & Plow for $5,660.00 2015 Chevrolet Silverado for $18,200.00 For a total revenue of $23,860.00

**Recommendation:**

Emergency Services would like to recommend the Board of Supervisors approve the Budget Adjustment to update the Wi-Fi System and Maintenance of the House Generator at a combined cost of $12,701.40 out of revenue from the sale of the two vehicles sold earlier in FY27.

*Approved by Board of Supervisors on March 17, 2026*

# Woodbury County Emergency Services

*10/28/2026*

**WCICC IT updates to Access Points, UPS Back Ups, Installation of Cabinets

**Maintenance to House Generator

| | | | |
|---|---|---|---|
| ***WCICC*** | Two-Inside Access Points | | |
| | #1 Lower EMS Hallway | -$1,138.28 | |
| | #2 Main Hall between Lounge and Classroom | -$1,138.28 | |
| | #3 Outside towards Garage | -$781.00 | |
| | 1-UPS Backup | -$1,320.77 | |
| | ***Total of Access Points & UPS Backup*** | **-$4,378.33** | **-$4,378.33** |
| | | | |
| ***NCP*** | 10/16/2026 Pulling inside by Main Office to Access Points | -$675.32 | |
| ***NCP*** | 10/30/2026 Pulling wire to outside garage | -$675.32 | |
| ***NCP*** | TBD Inside Re-wire install cabinet | -$2,261.74 | |
| | ***Total of Re-wire & Cabinet Installation*** | **-$3,612.38** | **-$3,612.38** |
| | | | **-$7,990.71** |

| | | | |
|---|---|---|---|
| ***Ziegler*** | Maintenance House generator up to date | *-$4,710.69* | |
| | ***Total of Maintenance to House Generator*** | **-$4,710.69** | **-$4,710.69** |

| | |
|---|---|
| ***Grand Total of Wi-Fi & House Generator*** | **-$12,701.40** |

| | | |
|---|---|---|
| Revenue | 1995 Chevrolet Suburban | $5,660.00 |
| Revenue | 2015 Chevrolet Silverado w/blade | $18,200.00 |
| | ***Total Revenue*** | **$23,860.00** |

ZIEGLER
COMPANIES
901 West 94th Street
Minneapolis MN 55420-4236

**Minnesota** 800-352-2812
**Iowa** 800-342-7002
**Missouri** 800-342-7002

# Service Quotation

**Customer** WOODBURY CTY DISASTER SVC
121 DEER RUN TRL
CLIMBING HILL, IA 51015-8124

**Quotation #** SE000055171
**Date** 10/22/2026
**Call Number** SC01093770
**Location** Des Moines Industrial (DMI)
**Page** 1 / 5

**Job Site** 121 DEER RUN TRL
CLIMBING HILL, IA 51015-8124

**Contact** Drew Baier
**Contact Phone** 712-876-2212
**Contact Email** dbaier@woodburycountyiowa.gov

**Salesperson** Shane Johnson
**Salesperson Phone** 515-957-3903
**Salesperson Email** Shane.Johnson@zieglercat.com

| Invoice Account | Payment | Expiration Date |
|---|---|---|
| 9770350 | AR - Net 10th of the Following Month | 11/21/2026 |

| Customer PO | Customer EQ | Model | Serial Number | Equipment ID | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

## Summary

| | |
|---|---|
| **Parts, Labor and Misc** | **4,958.62** |
| **SourceWell Discount** | **$247.93** |
| **Sub total** | **4,710.69** |

*Subject to Taxes and Additional Fees. This is only an estimate of parts and labor, and all applicable taxes will be included when invoicing*

## SC01093770-001 - Perform Maintenance On - Engine

Includes inspection and testing of engine, day tank, battery charger, block heater gauges and meters. Changing and replacement of engine oil, oil filters and fuel filters. Disposal of removed fluids per EPA standard. SOS oil and coolant sampling and testing. Written analysis of the inspection including areas requiring further service.

| Customer PO | Customer EQ | Model | Serial Number | EquipmentId | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

**Segment Subtotal** 900.00

## SC01093770-002 - Perform Maintenance On - Engine Cooling System

Includes replacement of coolant with CAT antifreeze, replacement of coolant hoses including block heater and coolant hoses, replacement of engine thermostats, and verification of thermostat operation, disposal of removed coolant per EPA standards.

| Customer PO | Customer EQ | Model | Serial Number | EquipmentId | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

**Segment Subtotal** 1,692.00

## SC01093770-003 - Replace - Alternator

Replace alternator and belts.

| Customer PO | Customer EQ | Model | Serial Number | EquipmentId | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

**Segment Subtotal** 1,003.61

## SC01093770-004 - Perform - Miscellaneous

Perform engine tune up, including change spark plugs, wires, distributor cap, and distributor rotor.

| Customer PO | Customer EQ | Model | Serial Number | EquipmentId | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

**Segment Subtotal** 1,079.40

## SC01093770-005 - Travel To/From - Machine

Travel to and from site.

| Customer PO | Customer EQ | Model | Serial Number | EquipmentId | Segment SMU |
|---|---|---|---|---|---|
| | | G45F1S | G0138A/001 | G1446 | 400.00 |

**Segment Subtotal** 283.61

These terms ("**Terms**") apply to all services performed by Ziegler Inc. and/or its affiliates and subsidiaries ("**Ziegler**") for or on behalf of the customer ("**Customer**") identified in the Repair Estimate ("**Order**"). The Agreement ("**Agreement**") consists of the Order and these Terms. Customer shall be deemed to have accepted these Terms upon Ziegler's commencement of Services. Ziegler expressly rejects all terms contained in Customer's purchase orders, invoices, or other documents, such terms are null and void.

**1. Services.** Ziegler shall perform the services described in the Order ("**Services**"). Customer shall be responsible for service supplies and environmental charges incurred in performing the Services. Repairs requested by Customer outside the scope of the Order will entitle Ziegler to additional compensation and be deemed to be included as Services under this Agreement. This Order is based on Ziegler's initial evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started.

**2. Payment.** Customer shall pay Ziegler all amounts due without any setoff, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law). Customer agrees to make payment to Ziegler Net 10th of the following month from the date of invoice. Amounts over 10 days past due are subject to a finance charge at 1.5% per month (18% per annum) on the unpaid balance from the date of the invoice. Customer agrees to pay costs of collection of all past due amounts, including court costs and all reasonable attorney's fees.

**3. Taxes.** Customer shall be responsible for all local and/or state sales and use taxes in connection with this Agreement. Taxes will be applied to invoices, where applicable, as required by law.

**4. Surcharges.** In the event of an Original Equipment Manufacturer (OEM) price surcharge increase, the seller reserves the right to revise pricing and/or apply a Surcharge directly reflecting the increase received from the OEM. If any government-imposed tariffs, duties, or taxes are introduced or increased after the effective date of this agreement, which directly or indirectly affect the performance of either party's obligations, either party may choose to cancel the order but it may be subject to our order cancelation policy.

**5. Termination.** Either party may at any time, with or without cause, terminate this Agreement by giving thirty (30) days written notice of termination to the other party. Customer will pay Ziegler for all Services rendered, including a pro-rated portion for Services in progress and expenses incurred by Ziegler prior to the date of termination.

**6. Limited Service Warranty.** Ziegler warrants its work will be performed in a professional, workmanlike manner, by qualified persons consistent with industry standards, free from defects in workmanship for a period of 12 months from the date of completion of the Services or as stated in the Order, subject to the then-current service department labor warranty. Warranty claims must be brought within the warranty period. Customer must provide prompt notice to Ziegler after discovery and before expiration of the warranty period. As Customer's sole and exclusive remedy, Ziegler, at Ziegler's sole discretion, will either re-perform the Service during Ziegler's normal business hours or refund all or part of the monies paid by Customer for the Service performed. Ziegler shall have no liability under this Agreement in the event a breach of the limited warranty contained herein is: (i) a result of circumstances beyond Ziegler's control; or (ii) due to third party errors or omissions. Replacement parts shall be covered under the applicable warranty provided by the manufacturer. Non-Ziegler provided components are not covered by this warranty.

**7. Warranty Disclaimer.** EXCEPT FOR THE LIMITED SERVICE WARRANTY SET FORTH IN SECTION 5, SERVICES ARE PROVIDED ON AN "AS-IS" BASIS. ZIEGLER DOES NOT MAKE, AND HEREBY DISCLAIMS, ANY AND ALL OTHER WARRANTIES WHATSOEVER CONCERNING THE PERFORMANCE OF THE SERVICES AND ANY AND ALL OTHER EXPRESS AND IMPLIED WARRANTIES INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. ZIEGLER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE PRODUCTS, SERVICES OR ACTIONS OF ANY THIRD PARTIES.

**8. Indemnification.** Subject to the limitations set forth in this Agreement, Ziegler shall indemnify Customer and its respective officers, directors, employees, agents, assigns and successors, against any losses, liabilities, damages, costs or expenses (including reasonable attorneys' fees) (collectively, "**Losses**") for death, personal injury, or damage to property to the proportionate extent the same have been proximately caused by the negligence or willful misconduct of Ziegler or Ziegler's officers, directors, employees, or agents in the performance and furnishing of the Services. Customer shall indemnify Ziegler, its affiliates, subsidiaries, and its and their respective officers, directors, employees, agents, assigns and successors, against any Losses for death, personal injury, or damage to property to the proportionate extent the same have been proximately caused by the negligence or willful misconduct of Customer or Customer's officers, directors, employees, or agents.

**9. Limitation of Liability.** IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR INCIDENTAL, SPECIAL, ENHANCED, INDIRECT, CONSEQUENTIAL, OR PUNITIVE DAMAGES EVEN IF ADVISED IN ADVANCE OF THE POSSIBILITY FOR SUCH DAMAGES AND ZIEGLER'S TOTAL LIABILITY FOR DAMAGES UNDER THE AGREEMENT SHALL BE LIMITED TO THE TOTAL FEES PAID TO ZIEGLER HEREUNDER FOR THE INVOICE UPON WHICH A CLAIM IS BASED.

**10. Data and Privacy**. Ziegler and its partners, affiliates, subsidiaries, and third parties, including but not limited to suppliers, manufacturers, dealers, and service providers (collectively, "**Ziegler Parties**"), collect and share information relating to products, services, and customers as detailed in Ziegler's Privacy Policy and applicable manufacturers' statements located at www.zieglercat.com/privacy which are hereby incorporated into this Agreement by this reference. Customer consents to the collection, use, storage, processing, sharing, and disclosure of such

information by Ziegler Parties in accordance with this Agreement, Ziegler's Privacy Policy, and applicable manufacturers' statements.

**11. Assignment.** Customer shall not assign this Agreement without the prior written consent of Ziegler. Except as otherwise provided, this Agreement shall be binding upon and inure to the benefit of the parties' successors and lawful assigns.

**12. Governing Law.** This Agreement is governed by the laws of the State of Minnesota, without reference to conflicts of law principles. Any legal suit, action or proceeding arising out of or relating to the services or this Agreement shall be commenced in a federal or state court in Hennepin County, Minnesota, and each party hereto irrevocably submits to the exclusive jurisdiction and venue of any such court in any such suit, action or proceeding.

**13. Compliance with Laws.** Each party agrees to comply with applicable federal, state, and local laws, rules, and regulations ("**Laws**") applicable to the Services in effect at the time of performance of the Services. Upon completion of the Services, Customer shall be responsible for complying with any changes in the Laws.

**14. Force Majeure.** Ziegler will not be liable to Customer, and will not be deemed to have breached this Agreement, for any failure or delay in performing any term of this Agreement, to the extent the failure or delay is caused by or results from acts beyond Ziegler's control, including acts of God, flood, fire, earthquake, explosion, war, invasion, hostilities, terrorist threats or acts, cyber-attacks, riot or other civil unrest, requirements of law, embargoes or blockades, actions by any governmental authority, national or regional emergencies, epidemics or pandemics, labor stoppages or slowdowns or other industrial disturbances, concealed or unknown conditions at the site, delays in manufacture, supply shortages, or shortages of adequate power or transportation facilities (collectively, "Force Majeure Events"). Any Force Majeure Event that has an adverse effect on Ziegler's ability to perform will absolve Ziegler from any liability to Customer.

**15. Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement shall remain in full force and effect and will in no way be affected, impaired or invalidated.

**16. Entire Agreement.** This Agreement supersedes all prior agreements and constitutes a complete agreement among the parties with respect to its subject matter. No supplement, modification or amendment of this Agreement will be binding unless executed in writing by all of the parties.

**17. Waiver.** No waiver of any provisions of this Agreement will be deemed a waiver of any other provisions. No waiver will be binding unless executed in writing by the party making the waiver.

**18. Survival.** All provisions of this Agreement which are by their nature intended to survive the expiration or termination of this Agreement will survive such expiration or termination.

**ACCEPTED BY:**

Please Sign Name: _____

Please Print Name: _____

Date:_____

Purchase Order Number:_____

# WOODBURY COUNTY
# AGENDA ITEM(S) REQUEST FORM

**Date:** 10/27/2026 **Weekly Agenda Date:** 11/3/2026

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

**Wording for Agenda Item:**

a. Motion to receive the final report and the Zoning Commission's recommendation from their 10/26/26 meeting to approve the final plat of Greene Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894629300017 and Parcel #894629300018 for Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation (1478 Buchanan Ave, Sioux City, IA 51106). b. Motion to accept and approve Greene Acres Addition, a minor subdivision to Woodbury County, Iowa on Parcel #894629300017 and Parcel #894629300018 (1478 Buchanan Ave, Sioux City, IA 51106).

**Action Required:**

Approve Ordinance ☐ Approve Resolution ☒ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

**Reviewed by County Attorney's Office:** ☐

**Background & Financial Impact:**

Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as Greene Acres Addition. The applicants seek to divide approximately 27.70 gross acres (approximately 25.75 net acres excluding County right-of-way) from land located in the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Estates (AE) Zoning District. No concurrent Zoning Ordinance Map Amendment is required. The final plat (prepared by Alan L. Fagan, PLS, Al Fagan Land Surveying, P.C.) shows Lots 1–6 with individual acreages as follows (including/excluding County R.O.W. where applicable): • Lot 1: 3.40 acres (include Co. R.O.W.) / approx. 2.65 acres (exclud.) • Lot 2: 3.49 acres (include) / 3.41 acres (exclude) • Lot 3: 5.52 acres

(include) / 5.47 acres (exclude) • Lot 4: 10.34 acres (include) / 10.20 acres (exclude) • Lot 5: 2.48 acres (include) / 2.02 acres (exclude) • Lot 6: 2.47 acres (include) / 2.00 acres (exclude) An existing church is located on Lot 1. Multiple ingress/egress and utility easements are shown on the plat to provide access to interior lots (Lots 2, 4, 5, and 6) from Buchanan Avenue. An existing well serving the church on Lot 1 is noted with associated easement provisions. All driveway locations are subject to approval by the Woodbury County Engineer's Office. The property is located along Buchanan Avenue in Concord Township within the Sioux City extraterritorial review area. Various existing easements (electric transmission, radio tower, pipeline/historical, road, etc.) are of record and referenced in the title opinion and on the plat notes.

**Recommendation:**

a. Motion to receive the final report and the Zoning Commission's recommendation from their 10/26/26 meeting to approve the final plat of Greene Acres Addition, a minor subdivision to Woodbury County, Iowa involving Parcel #894629300017 and Parcel #894629300018 for Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation (1478 Buchanan Ave, Sioux City, IA 51106). b. Motion to accept and approve Greene Acres Addition, a minor subdivision to Woodbury County, Iowa on Parcel #894629300017 and Parcel #894629300018 (1478 Buchanan Ave, Sioux City, IA 51106).

**Attachments:**

Backup Materials

*Approved by Board of Supervisors on March 17, 2026*

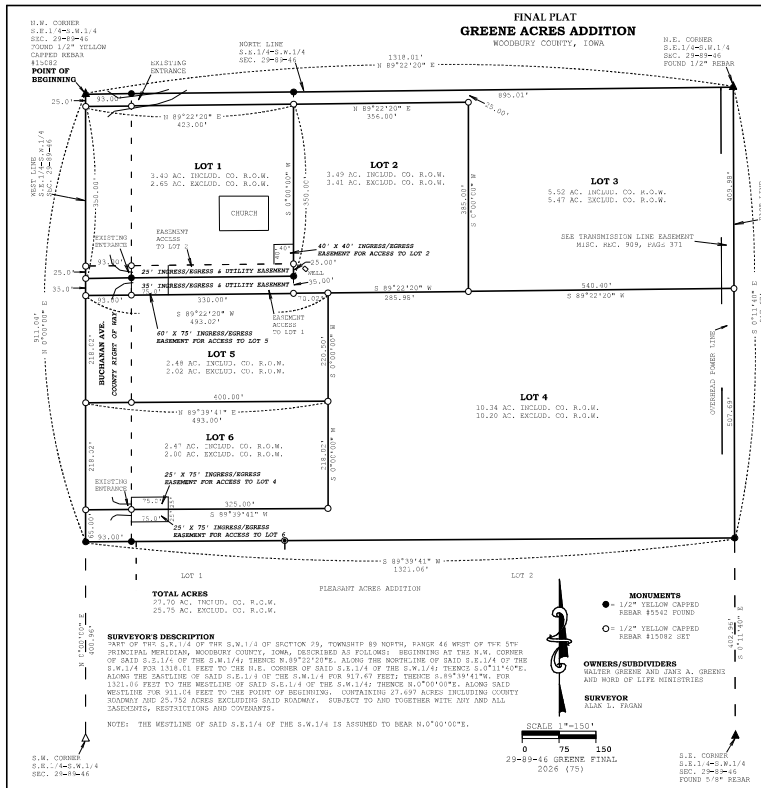
# Minor Subdivision Application – Proposed Greene Acres Addition – Final Report

Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation

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# FINAL PLAT
# GREENE ACRES ADDITION
WOODBURY COUNTY, IOWA




**TOTAL ACRES**
27.70 AC. INCLUD. CO. R.O.W.
25.75 AC. EXCLUD. CO. R.O.W.

**MONUMENTS**
● 1/2" YELLOW CAPPED REBAR #5542 FOUND
○ 1/2" YELLOW CAPPED REBAR #15082 SET

**OWNERS/SUBDIVIDERS**
WALTER GREENE AND JANE A. GREENE
AND WORD OF LIFE MINISTRIES

**SURVEYOR**
ALAN L. FAGAN

**SURVEYOR'S DESCRIPTION**
PART OF THE S.E.1/4 OF THE S.W.1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID S.E.1/4 OF THE S.W.1/4; THENCE N.89°22'20"E. ALONG THE NORTHLINE OF SAID S.E.1/4 OF THE S.W.1/4 A DISTANCE OF 1318.01 FEET TO THE N.E. CORNER OF SAID S.E.1/4 OF THE S.W.1/4; THENCE S.0°11'40"E. ALONG THE EASTLINE OF SAID S.E.1/4 OF THE S.W.1/4 FOR 917.67 FEET; THENCE S.89°39'41"W. FOR 1321.06 FEET TO THE WESTLINE OF SAID S.E.1/4 OF THE S.W.1/4; THENCE N.0°00'00"E. ALONG SAID WESTLINE FOR 911.04 FEET TO THE POINT OF BEGINNING. CONTAINING 27.697 ACRES INCLUDING COUNTY ROADWAY AND 25.752 ACRES EXCLUDING SAID ROADWAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

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

**NOTES**
SEE TRANSMISSION LINE EASEMENT MISC. RECORD 909, PAGE 371.

SEE RADIO TOWER EASEMENT AGREEMENT BOOK 1071, PAGE 133. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE RADIO TOWER EASEMENT AGREEMENT BOOK 1071, PAGE 183. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE UNKNOWN TO MASTERBUILT AGREEMENT BOOK 1145, PAGE 340.

SEE EASEMENT AGREEMENT BOOK 1.45, PAGE 554. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE R.O.W.-OF-WAY AGREEMENT ROLL 220, IMAGE 124.

SEE EASEMENT FOR PUBLIC HIGHWAY ROLL 316, IMAGE 49.

SEE WARRANTY DEED ROLL 341, IMAGE 1048.

SEE PLAT OF SURVEY ROLL 341, IMAGE 1049.

SEE PLAT OF SURVEY ROLL 341, PAGE 1050, SHOWN ON SURVEY NOW REVISED.

SEE CORNER CERTIFICATE ROLL 345, IMAGE 1293.

SEE WARRANTY DEED ROLL 347, IMAGE 524.

SEE ASSIGNMENT OF EASEMENT RIGHTS ROLL 452, IMAGE 395.

SEE AFFIDAVIT OF POSSESSION ROLL 452, IMAGE 603.

SEE FINAL PLAT OF PLEASANT ACRES ADDITION.

SOME MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT GREENE ACRES ADDITION.

***EASEMENTS***

***WELL EASEMENT:***
THERE IS AN EXISTING WELL EAST OF THE SOUTH 25 FEET OF LOT 1 USED BY THE EXISTING CHURCH LOCATED ON LOT 1. SAID WELL AND THE EXISTING WATER LINE TO BE USED BY THE OWNER OF LOT 1 UNTIL SUCH TIME WHEN SAID WELL AND WATER LINE ARE NO LONGER REQUIRED.

***INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:***
THE SOUTH 25.0 FEET OF THE EAST 210.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

***INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:***
THE EAST 40.0 FEET OF THE NORTH 41.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

***INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 3:***
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

***INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:***
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0 FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

***INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:***
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

***INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:***
THE SOUTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**DEDICATION**
KNOW ALL MEN BY THESE PRESENTS:

WORD OF LIFE MINISTRIES, AN IOWA CORPORATION, THE OWNER OF PART OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA, THIS ___ DAY OF _____, 2026.

WORD OF LIFE MINISTRIES

BY: _____
REV. WALTER GREENE
PRESIDENT

BY: _____
REV. JANE GREENE
SECRETARY

STATE OF IOWA :
: SS
WOODBURY COUNTY:

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED REV. WALTER GREENE AND REV. JANE GREENE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF SAID CORPORATION EXECUTING THE WITHIN AND FOREGOING INSTRUMENT, THAT (NO SEAL HAS BEEN PROCURED BY) (THE SEAL AFFIXED THERETO IS THE SEAL OF) THE SAID CORPORATION; THAT SAID INSTRUMENT WAS SIGNED (AND SEALED) ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT THE SAID PRESIDENT AND SECRETARY AS SUCH OFFICERS ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, BY IT AND BY THEM VOLUNTARILY EXECUTED.

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

**DEDICATION**
KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
WALTER GREENE

_____
JANE A. GREENE

STATE OF IOWA :
: SS
WOODBURY COUNTY:

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

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

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

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

DATED AT SIOUX CITY, IOWA _____, 2026.

_____
ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2027

**CERTIFICATE OF COUNTY ASSESSOR**
I, TYLER MOERSEN, HEREBY CERTIFY THAT ON THE _____DAY OF _____, 202___, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

_____
TYLER MOERSEN
WOODBURY COUNTY ASSESSOR

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

_____
LAURA STEVENS, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA**
I, CHRIS KELLNER EAHT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2026 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2026.

_____
CHRIS KELLNER EAHT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**
WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SENIOR PLANNER, 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____, 202___ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED_____

_____
ANDREW GLESAP
CHAIRPERSON

DATED _____

_____
CHRIS MADSEN
SENIOR PLANNER

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**
THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2026.

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

**BOARD OF SUPERVISORS' RESOLUTION**
**RESOLUTION NO. _____**
RESOLUTION ACCEPTING AND APPROVING GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

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

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

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

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

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

_____
MARK NELSON
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: _____
MICHELLE K. SKAFF
SECRETARY

**CITY COUNCIL RESOLUTION NO. _____**
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AS PERFECTO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED_____

_____
ROBERT E. SCOTT
MAYOR

APPROVED_____

_____
ATTEST: HEIDI PARRENS
CITY CLERK

STATE OF IOWA :
: SS
COUNTY OF WOODBURY:

I, HEIDI PARRENS, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FORGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 202___ 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 _____

_____
ROBERT E. SCOTT
MAYOR

_____
HEIDI PARRENS
CITY CLERK

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**
STATE OF IOWA :
: SS
COUNTY OF WOODBURY:

DOCKET NO: _____

FILED FOR RECORD, THIS _____DAY OF_____, 202___ AT _____

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

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

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

**TITLE OPINION**
COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Auditor and Recorder:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, last certified by Engleson Abstract Co., Inc., Abstracters, dated August _____, 2026 at _____ and from said abstract find good and merchantable title to said premises vested in Walter Greene and Jane A. Greene, husband and wife, and Word of Life Ministries, an Iowa Corporation, the proprietors, free and clear of all mortgages, liens and other encumbrances except as follows:

1.Entries 6 of Part I and 9 of Part II show an Easement dated March 16, 1959 and filed April 20, 1959 in Book 909, Page 371 whereby a perpetual right is granted and conveyed to Iowa Public Service Company to construct, operate and maintain an electric transmission line over and upon the SE ¼ SW ¼ Section 29, Township 89, Range 46, the routing of said line being as follows: center line to be about 9 feet West of the East line fence, together with right of ingress and egress.

2.(a) Entries 9 of Part I and 12 of Part II show an Easement dated April 6, 1966 and filed April 14, 1966 in Book 1071, Page 143 whereby Missouri Valley Machinery Co., its licensees, successors and assigns, are granted and conveyed an easement for the erection and continued use, maintenance, repair, alteration, inspection, and replacement of the radio tower antenna with "guy wires" and ground supports as specifically described and located in the diagram attached to the instrument over, on and across the premises belonging to the grantors, which said easement shall be limited to the use set out thereon, and to the land actually occupied by such tower antenna, "guy wires" and ground supports; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of said tower antenna, "guy wires" and ground support for the purpose of maintenance and repair of the same. Attached to the instrument is a plat showing the location of this Easement.

(b)Entries 11 of Part I and 17 of Part II show an Addendum to Easement dated April 19, 1967 and filed May 4, 1967 in Book 1145, Page 340 which makes amendments to the above-described Easement.

(c)Entry 2 of Part III shows an Assignment of Easement Rights dated December 23, 1999 and filed February 4, 2000 on Roll 452, Image 595 whereby Racom Corporation, a Delaware corporation assigns the above-described Easement to Pinnacle Towers, Inc., a Delaware corporation, Entry 3 of Part III shows an Affidavit of Possession dated December 23, 1999 and filed February 4, 2000 on Roll 452, Image 603 stating that Racom Corporation is now the record title holders of an easement interest in the real estate situated in Woodbury County, Iowa, and more particularly described on the Exhibit A attached thereto and that Racom Corporation is now in complete, actual and sole possession of all of said real estate except with respect to the fee owners of said real estate whose possession is subject to Racom's easement interest.

3.Entries 12 of Part I and 18 of Part II show an Easement dated April 28, 1967 and filed May 16, 1967 in Book 1145, Page 554 whereby the City of Sioux City, Iowa, in behalf of Office of Civil Defense and Emergency Planning is granted and conveyed an easement for the erection and continued use, maintenance and repair of said 10 by 10 foot building and a fence surrounding the same, which said easement shall be limited to the use of the grantee for purposes of civil defense only, and to a tract of land 12 by 12 feet in dimension; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of said building, over and upon the existing road provided therefor, and the grantee shall at all times close the gates upon entering and upon leaving said premises; that this easement agreement and said building shall not be assigned or sublet without the written permission of the grantors; and so forth; and that this easement and the right of ingress and egress is a covenant running with the land for a period of 10 years from May 1, 1967 and shall expire on May 1, 1977, unless renewed in writing upon conditions to be agreed upon between the parties.

4.Entry 19 of Part II shows a Declaration sworn to June 30, 1971 and filed June 30, 1971 in Book 1267, Page 438 whereby the Woodbury County Soil Conservation District declares that the subdistrict of soil conservation district to be known as Bacon Creek Watershed Subdistrict and to include 8 acres in the NW part of the NE ¼ SW ¼; 25 acres in the NW part of SW ¼ SW ¼; 16 acres in the West part of SW ¼ SW ¼, 5 acres in the West part of SE ¼ SW ¼, Section 29, T. 89, R. 46, is thereby declared to be duly organized, established and erected.

5.Entries 48 of Part I and 20 of Part II show Resolution Number 6332 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2118 and 2119. Said Resolution contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa that may be within the boundary designated as a Flood Hazard Area. Said area is to be established from time to time by action of the Woodbury County Board of Supervisors pursuant to Chapter 358.A, Code of Iowa. Said Entry further shows Resolution Number 6333 of the Woodbury County Board of Supervisors recorded on May 12, 1977 on Roll 62, Images 2120 and 2121. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing the issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provides in part that the Zoning Administrator must review and approve of certain proposed uses of real estate.

6.Entries 13 of Part I and 22 of Part II show a Survey by Phil G. Hane filed December 28, 1977 on Roll 73, Image 267.

7.Entries 20 of Part I and 36 of Part II show a Survey Plat dated June 15, 1982 by George W. Hall and filed June 15, 1982 on Roll 120, Image 36.

8.Entry 37 of Part I shows a Right-of-Way Easement dated July 5, 1989 and filed August 30, 1989 on Roll 220, Image 124 whereby Northwest Iowa Power Cooperative, a cooperative corporation, is granted the right to enter upon the lands more particularly described therein and a right-of-way to construct, operate, replace, repair and maintain thereon, or remove therefrom at its option, an electric transmission and distribution line or system, including all necessary or convenient poles, cross-arms, wires, cables, guy wires, brace poles, anchors, ground connections, service lines, fixtures and appliances, for the transmission and distribution of electric current for any purpose whatsoever; said right-of-way being described as follows, to-wit: along or near the west boundary.

9.Entries 42 of Part I and 69 of Part II show an Easement For Public Highway dated August 29, 1994 and filed for re-record September 30, 1994 on Roll 316, Image 49 whereby a tract of land more particularly described therein is sold and conveyed to Woodbury County, Iowa for road purposes and for use as a Public Highway. The Note of Abstracter states that this instrument is a re-record of Easement recorded September 29, 1994 and recorded on Roll 315, Image 1958.

10.Entries 44 of Part I and 71 of Part II show a Plat of Survey dated January 19, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1049 showing part of the SE ¼ of the SW ¼ of Section 29, T. 89 N., R. 46 W. of the 5th P.M., Woodbury County, Iowa. Shown on the Plat of Survey is the County Roadway labeled as Buchanan Avenue.

11.Entries 45 of Part I and 72 of Part II show a Plat of Survey dated January 22, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1050 which shows part of the captioned description.

12.Entry 46 of Part I shows Iowa State Highway Commission on May 2, 1956 adopted a resolution of controlled access pursuant to Chapter 306A of the Acts of the 56th General Assembly of the State of Iowa. As a result thereof, the rights of direct access to, from and across all primary roads in Woodbury County are controlled. The resolution was filed on July 16, 1956 and recorded in Book 833, at Pages 322-330, inclusive.

13.Entry 47 of Part I shows Resolution No. 5714 filed March 5, 1971 in Book 1263, Pages 9 to 64 inclusive which establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa and Resolution No. 5715 filed March 5, 1971 in Book 1263, Pages 65-78 inclusive which establishes the minimum requirement for the design and development of new subdivisions and re-subdivisions of land in the unincorporated areas of Woodbury County, Iowa. For further information, see the complete copy of regulations on file in the Office of the County Zoning Administrator.

14.Entry 49 of Part I shows a Notice of Filing of Soil and Water Resource Conservation Plan filed July 28, 1992 on Roll 266, Image 2343 which gives notice that the Woodbury Soil and Water Conservation District has adopted a soil and water resource conservation plan which was approved by the State Soil Conservation Committee and signed by the Director of the Division of Soil Conservation on June 25, 1991, which plan is available for inspection during normal business hours at 4307 Sergeant Road, Suite 206, Sioux City, Iowa 51106.

15.Entry 1 of Part III shows a United States Public Land Survey Corner Certificate dated March 27, 1996 by Leland V. Fagan and filed March 27, 1996 on Roll 345, Image 1295.

16.Entry 5 of Part III shows Resolution No. 10,456 dated July 29, 2008 and filed August 29, 2008 on Roll 699, Image 7313 adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions and the re-subdivision of land in the unincorporated area of Woodbury County, Iowa.

17.Entry 6 of Part III shows Ordinance No. 61 filed February 28, 2022 in instrument # 2022-02525 regarding revised language pertaining to the establishment, appointment and membership, rules of procedure, and power and duties of both the Planning and Zoning Commission and the Board of Adjustment.

18.Entry 7 of Part III shows Ordinance No. 74 filed August 18, 2023 in Instrument # 2023-07899 amending portions of the table of contents and renumbering of definitions and page numbers to the text of the Woodbury County Zoning Ordinance.

19.Entry 8 of Part III shows Ordinance No. 83 filed August 25, 2025 in Instrument # 2025-08723 regarding the uses of Nuclear Energy Facilities and Nuclear Waste Storage as Energy and Nuclear Waste Storage Options to unincorporated Woodbury County and to allow for the Construction of such facilities in general industrial zoning areas as conditional uses.

20.Entry 9 of Part III shows Ordinance No. 84 filed August 25, 2025 in Instrument # 2025-08727 bringing the zoning ordinance into compliance with the Code of Iowa as it relates to accessory second dwellings in unincorporated Woodbury County.

All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: August _____, 2026.

_____
Dan A. Moore
ATTORNEY AT LAW

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**
I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FORGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED_____

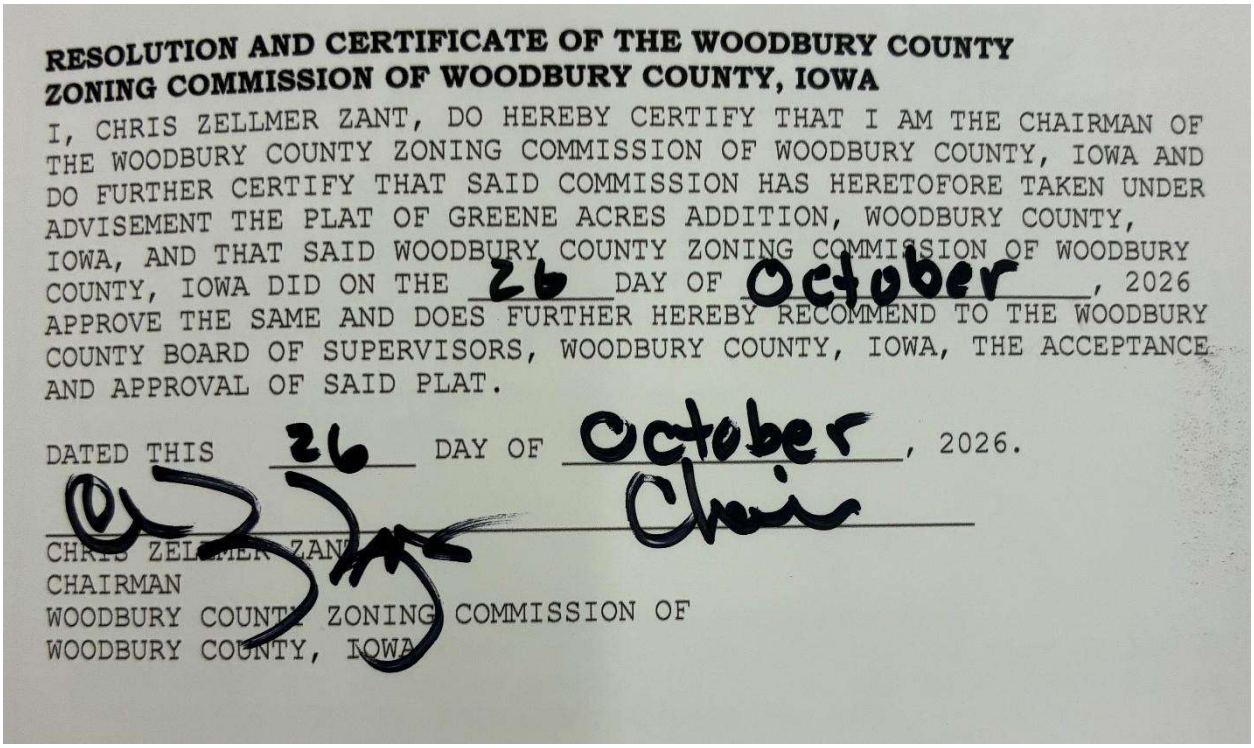
_____
TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

**INDEX LEGEND**

| | |
|---|---|
| SURVEYOR: | ALAN L. FAGAN 712 539-1471 |
| MAIL TO: | AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038 |
| COUNTY: | WOODBURY |
| SECTION(S): | 29 T. 89 N., R. 46 W. |
| ALIQUOT PART: | PART OF THE S.E.1/4 OF THE S.W.1/4 |
| CITY: | |
| SUBDIVISION: | |
| BLOCK(S): | |
| LOT(S): | |
| PROPRIETOR(S): | WALTER GREENE AND JANE A. GREENE AND WORD of LIFE MINISTRIES |
| REQUESTED BY: | WALTER GREENE AND JANE A. GREENE |


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

# Zoning Commission Recommendation



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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 26 DAY OF October, 2026 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 26 DAY OF October, 2026.

Chair

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

**WOODBURY COUNTY**
**ZONING COMMISSION**
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

**From:** Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

**Subject:** Recommendation on the Proposed Greene Acres Addition Minor Subdivision Application on Parcels #894629300017 and #894629300018 (1478 Buchanan Ave, Sioux City, IA 51106)

Dear Board of Supervisors:

The Woodbury County Zoning Commission held a public hearing on October 26, 2026, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed Greene Acres Addition minor subdivision application submitted by Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation. This application seeks to create a six-lot minor subdivision to be known as the Greene Acres Addition. The applicants seek to divide approximately 27.70 gross acres (approximately 25.75 net acres excluding County right-of-way) from Parcels #894629300017 and #894629300018, located in the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West (Concord Township), for the purpose of land division in compliance with county regulations.

The property is located within the Agricultural Estates (AE) Zoning District, at 1478 Buchanan Ave, Sioux City, IA 51106. The property lies along Buchanan Avenue in Concord Township within the Sioux City extraterritorial review area. An existing church is located on proposed Lot 1, and multiple ingress/egress and utility easements are provided for access to the interior lots.

The Zoning Commission recommends with a 4-0 vote that the Board of Supervisors approve the proposed Greene Acres Addition minor subdivision.

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

Dated this 26 day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

# Woodbury County Zoning Commission
# Meeting Minutes

**Date:** October 26, 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=AFENDDpf2lE

**Attendees**

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

**Commissioners Absent:** Corey Meister

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

**Supervisor(s) Present:** Kent Carper

**Public Attendees:** Walter Greene, Alan Fagan (surveyor), Patti Garbe

**Call to Order**

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on October 26, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

**Roll Call**

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

**Public Comment on Matters Not on the Agenda**

No members of the public offered comments on matters not listed on the agenda, either in person or via telephone.

Zoning Coordinator Daniel Priestley requested that a MidAmerican Energy grain bin clearance safety sheet, received by the office in early October pursuant to Iowa Administrative Code requirements, be received into the record for inclusion in the minutes.

Motion: A motion was made by Steve Corey to receive the MidAmerican Energy grain bin clearance safety sheet into the record.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (4-0). See appendix.

**Approval of Previous Meeting Minutes**

The Commission reviewed the minutes from the previous meeting held September 28, 2026. No additions, deletions, or corrections were offered.

Motion: A motion was made by Jeff Hanson to approve the minutes as presented.

Second: The motion was seconded Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (4-0).

**PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF THE PROPOSED GREENE ACRES ADDITION MINOR SUBDIVISION (SIX LOTS) APPLICATION ON PORTIONS OF PARCELS #894629300017 AND #894629300018 FROM WALTER GREENE & JANE A. GREENE AND WORD OF LIFE MINISTRIES, AN IOWA CORPORATION (1478 BUCHANAN AVE., SIOUX CITY, IA 51106.)**

Zoning Coordinator Daniel Priestley presented the staff report. Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, submitted an application for a six-lot minor subdivision to be known as the Greene Acres Addition. The applicants seek to divide approximately 27.70 acres (25.75 acres excluding county right-of-way) from GIS Parcels #894629300017 and #894629300018, located in the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Estates (AE) Zoning District along Buchanan Avenue at 1478 Buchanan Ave., Sioux City, IA 51106, within the Sioux City extraterritorial review area. The AE zoning district already accommodates the proposed multiple-lot residential density. Extraterritorial review was previously completed by the City of Sioux City.

Priestley requested that a revised memo from County Engineer Laura Sievers dated October 23, 2026, addressing closure requirements and access/entrance policy, be received into the record. The memo confirmed that the plat met the County Engineer's requirements.

Motion: A motion was made to receive the County Engineer's memo dated October 23, 2026, into the record by Jeff Hanson.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (4-0). See appendix.

Priestley noted limited public inquiry; Patricia (Patti) Garbe had contacted staff with general questions about the lots and was encouraged to attend the meeting. Applicant Walter Greene and surveyor Alan Fagan were present.

Mr. Greene indicated he was satisfied with the information presented and had no additional comments. Surveyor Alan Fagan explained that the primary purpose of the subdivision is to separate the existing house from the church/farm ground associated with Word of Life Ministries. Additional lots were created as part of that plan; there are currently no specific buyers. No grading is proposed. Existing septic drain fields are fully contained within the lots being created and do not extend onto remaining farm ground or other lots.

Commissioner questions addressed existing drain fields (confirmed contained on the respective lots) and minimum lot sizes. Staff confirmed that lots in the AE district must be at least two acres. Patti Garbe inquired about the larger acreages shown on the map and whether apartments or higher-density housing could be placed on the lots; staff clarified that AE zoning requires a minimum of two acres per lot and is

intended for low-density residential use compatible with the surrounding area. No further public comments or Commissioner questions were offered.

Motion to close the public hearing: A motion was made to close the public hearing by Jeff Hanson.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (4-0).

Motion: A motion was made to recommend to the Board of Supervisors approval of the proposed six-lot Greene Acres Addition minor subdivision as presented by Jeff Hanson.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (4-0).

**Public Comment on Matters Not on the Agenda**

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

**Staff Update**

Zoning Coordinator Daniel Priestley provided updates related to the ongoing data-center ordinance process. The next town-hall meeting is scheduled for November 9, 2026, in Salix at 7:00 PM. Staff is preparing materials to collect public input to support an informed recommendation to the Board of Supervisors. A subsequent town-hall meeting has been scheduled for January 18, 2027, at 7:00 PM in Correctionville (location subject to facility confirmation).

Priestley noted that the City of Sioux City is concurrently examining data-center issues. He attended a recent City Planning and Zoning Commission meeting at which staff presented information on various types of data centers. The City is expected to develop draft ordinance language ahead of the County, providing an opportunity for Woodbury County to review the City's approach. Priestley has maintained regular contact with City staff (including Chris Matson). He encouraged Commissioners interested in attending the City Planning and Zoning meeting the following evening (approximately 4:00 PM). Commissioner Jeff Hanson indicated he would be present for another agenda item and would attend the full meeting.

Priestley emphasized the multi-jurisdictional nature of the issue and the importance of understanding City processes, particularly regarding fringe areas, annexation, and industrial zoning within the two-mile extraterritorial zone. He stressed that the County's focus remains solely on permitting frameworks for unincorporated Woodbury County and that messaging must clearly distinguish County work from City of Salix or other incorporated-city matters. Staff will continue monitoring City progress.

Priestley also noted ongoing coordination with communities that control public water supplies, as those jurisdictions are likely to receive the majority of formal data-center proposals, while underscoring that the County must remain engaged on the unincorporated side.

**Commissioner Comment or Inquiry**

Commissioner Tom Bride raised the importance of clarifying at public meetings that the ordinance under development will address all categories of data centers, not solely hyperscale facilities. He noted public perception that discussions concern only large hyperscale projects, whereas the framework must also cover smaller facilities (including those as small as approximately 10,000 square feet or accessory server installations). Input on the full range of scales is needed so the ordinance does not inadvertently prohibit beneficial smaller uses that may be appropriate in Woodbury County.

Priestley agreed and explained that the initial town-hall meetings intentionally focused on listening rather than lecturing. Future meetings and work sessions will more explicitly address classifications,

definitions, and multi-line-item approaches within the land-use table. He cautioned against overly broad single definitions that could capture legitimate accessory uses (e.g., servers supporting a commercial business) or create unintended consequences. Sources such as Georgia Tech materials, Virginia resources, and existing Iowa ordinances (including those under review in other counties and by Sioux City) will continue to be examined. Definitions must be precise so that intent matches the written ordinance; conditional-use structures similar to the existing solar framework may provide flexibility while allowing differentiated standards for hyperscale versus smaller or accessory facilities.

Discussion covered the need to evaluate decommissioning, closed- versus open-loop cooling, noise, winter condensation/moisture issues, flight-path considerations in industrial areas, community-benefit agreements, and the administrative capacity of a lean unincorporated county without building codes. Commissioners and staff discussed learning from jurisdictions that already have operating hyperscale facilities and from concurrent City of Sioux City work. Care must be taken that any recommended ordinance does not impose administrative burdens beyond the County's resources.

Supervisor Kent Carper thanked attendees and staff for their work on the data-center meetings and indicated he plans to attend the November 9 Salix town hall. He inquired about the status of any specific large-scale proposal in the Salix area (approximately 900 acres annexed). Priestley emphasized that the Zoning Commission's process is limited to developing an ordinance applicable to unincorporated Woodbury County and is intentionally kept separate from City of Salix policy discussions. Public comments at Salix will be heard respectfully, yet the focus remains county-wide unincorporated permitting standards. Clear messaging that the process addresses only unincorporated areas continues to be a priority in in communications.

Priestley reiterated that a conditional-use-permit approach modeled on the existing solar process (Zoning Commission recommendation, Board of Adjustment, Board of Supervisors) remains a practical starting framework that retains current decision-making structures while providing due process and location-specific scrutiny. Staff will continue reviewing other jurisdictions' ordinances.

**Adjournment**

There being no further business, the meeting proceeded to adjournment. The meeting adjourned following the conclusion of Commissioner comments and staff updates with a motion by Jeff Hanson and second by Steve Corey. Motion approved (4-0).

**Appendix**

DRAFT




**YOUR SAFETY MATTERS**

# GRAIN BIN CLEARANCE

MidAmerican Energy is committed to providing important information to help ensure your safety when working near electrical facilities. Each year, we notify farmers, farm lenders, grain bin merchants, and city and county zoning officials of the hazards and standards for construction of grain bins near overhead power lines.

Iowa Administrative Code (IAC) Section 199-25.2(3)b requires minimum safety clearances between grain bins and electric lines in accordance with American National Standards Institute (ANSI) C2-2023 National Electrical Safety Code, Rule 234F. The enclosed diagrams show the minimum clearance distances that must be maintained around electrical lines.

- Following these clearance requirements helps protect people and equipment from serious electrical hazards, including burns, electric shock and electrocution.
- Before building, moving or modifying a grain bin, review the enclosed diagrams to ensure the proposed location meets the required clearances.
- Constructing or operating a grain bin that does not meet these standards can create a dangerous condition.
- Planning to build or modify a grain bin? Contact MidAmerican Energy at **888-427-5632** before construction begins. We can discuss your proposed location and help identify potential conflicts with nearby electrical facilities. MidAmerican can assist in any possible conflicts with nearby electrical facilities.

Your assistance and attention are appreciated and will help ensure that grain bins are properly positioned and safe to operate. For more information about farming safely around electricity and natural gas lines, visit **MidAmericanEnergy.com/farm-safety**.

Sincerely,

**Kate Davies**
Senior Engineer – Electric Compliance

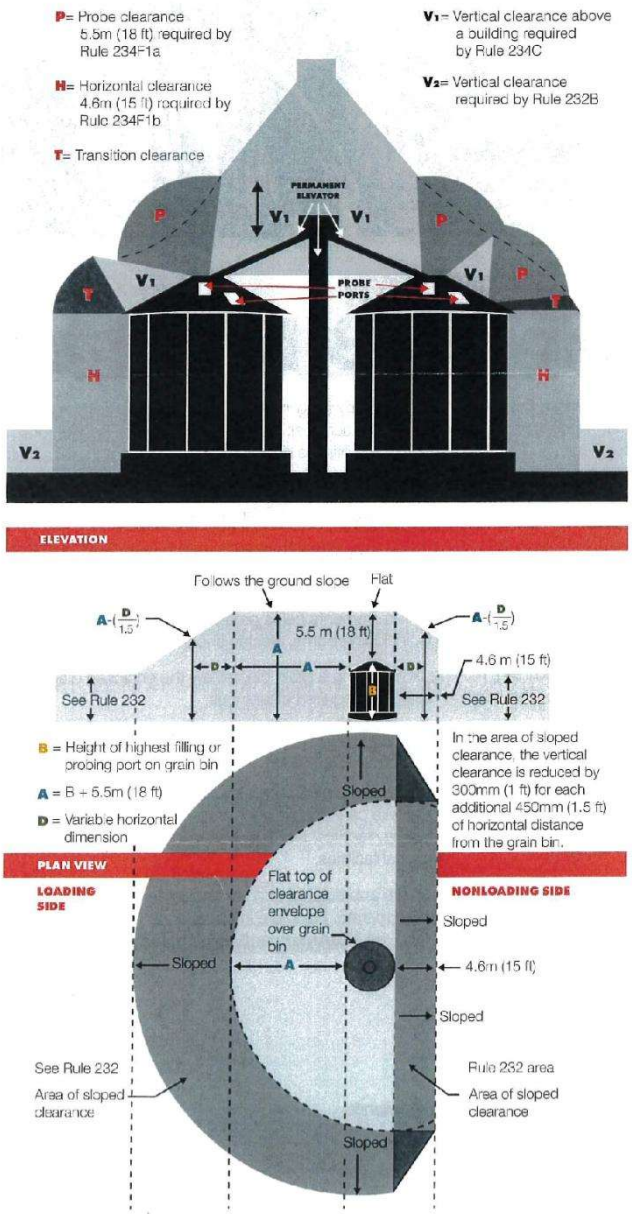
MidAmerican Energy
888-427-5632
MidAmericanEnergy.com

Received
10/5/26

**Clearance envelope for grain bins filled by permanently installed augers, conveyors or elevators.**

Iowa Administrative Code Section 199-25.2(3)

American National Standards Institute (C2-2017 Rule 234F)



**Woodbury County Secondary Roads Department**

**759 E. Frontage Road · Moville, 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: October 23, 2026

Subject: Greene Acres Addition – Minor Subdivision

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

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

The plat does not identify any proposed new entrances or access points to the county road system. If a new entrance is proposed in the future, an entrance permit will be required, as noted in the application. During the permit review process, sight distance and other safety conditions will be evaluated. The property owner may be required to make improvements to provide adequate sight distance. Any modifications to an existing entrance, including widening, will also require an entrance permit and must meet current Woodbury County entrance standards.

# Application Information

**Applicant(s)/Owner(s):** Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation

**Mailing Address:** 1478 Buchanan Ave, Sioux City, IA 51106

**Property Address:** 1478 Buchanan Ave, Sioux City, IA 51106

**Name of Proposed Subdivision:** Greene Acres Addition

**Application Date:** Received August 28, 2026 (Case / File No. referenced as #7212)

**Number of Lots:** 6 lots

**Total Acres:** 27.70 gross acres (including County Right-of-Way); approximately 25.75 net acres (excluding County Right-of-Way)

**Extraterritorial Review Status:** City of Sioux City Planning & Zoning Commission recommendation and City Council resolution required (certificates prepared on plat)

**Legal Notice Date:** October 13, 2026

**Neighbor Notice Date:** October 9, 2026

**Zoning Commission Public Hearing Date:** October 26, 2026

**Board of Supervisors Agenda Date:** November 3, 2026

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

**Attorney:** Dan A. Moore, 712-252-0020, Email: DMoore@moorecorbett.com

# Property Details

**Parcel(s):** GIS Parcel #894629300017 and #894629300018

**Township:** Concord (T89N)

**Range:** R46W

**Section:** 29 – Part of the Southeast Quarter of the Southwest Quarter (SE¼-SW¼)

**Zoning District (Current):** Agricultural Estates (AE)

**Proposed Zoning:** No concurrent rezone; property already zoned Agricultural Estates (AE)

**Floodplain District:** Zone X

**Property Address / Vicinity:** 1478 Buchanan Ave, Sioux City, IA 51106

# Legal Description

That portion of the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Northwest corner of said SE¼ of the SW¼; thence North 89°22'20" East along the North line of said SE¼ of the SW¼ for a distance of 1318.01 feet to the Northeast corner of said SE¼ of the

SW¼; thence South 0°11'40" East along the East line of said SE¼ of the SW¼ for a distance of 917.67 feet; thence South 89°39'41" West for a distance of 1321.06 feet to the West line of said SE¼ of the SW¼; thence North 0°00'00" East along said West line for a distance of 911.04 feet to the Point of Beginning.

Containing 27.697 acres including County roadway and 25.752 acres excluding said roadway, subject to and together with any and all easements, restrictions and covenants.

NOTE: The West line of said SE¼ of the SW¼ is assumed to bear North 0°00'00" East.

# Proposal Summary

Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as Greene Acres Addition. The applicants seek to divide approximately 27.70 gross acres (approximately 25.75 net acres excluding County right-of-way) from land located in the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Estates (AE) Zoning District. No concurrent Zoning Ordinance Map Amendment is required.

The final plat (prepared by Alan L. Fagan, PLS, Al Fagan Land Surveying, P.C.) shows Lots 1–6 with individual acreages as follows (including/excluding County R.O.W. where applicable):

- Lot 1: 3.40 acres (include Co. R.O.W.) / approx. 2.65 acres (exclud.)
- Lot 2: 3.49 acres (include) / 3.41 acres (exclude)
- Lot 3: 5.52 acres (include) / 5.47 acres (exclude)
- Lot 4: 10.34 acres (include) / 10.20 acres (exclude)
- Lot 5: 2.48 acres (include) / 2.02 acres (exclude)
- Lot 6: 2.47 acres (include) / 2.00 acres (exclude)

An existing church is located on Lot 1. Multiple ingress/egress and utility easements are shown on the plat to provide access to interior lots (Lots 2, 4, 5, and 6) from Buchanan Avenue. An existing well serving the church on Lot 1 is noted with associated easement provisions. All driveway locations are subject to approval by the Woodbury County Engineer's Office.

The property is located along Buchanan Avenue in Concord Township within the Sioux City extraterritorial review area. Various existing easements (electric transmission, radio tower, pipeline/historical, road, etc.) are of record and referenced in the title opinion and on the plat notes.

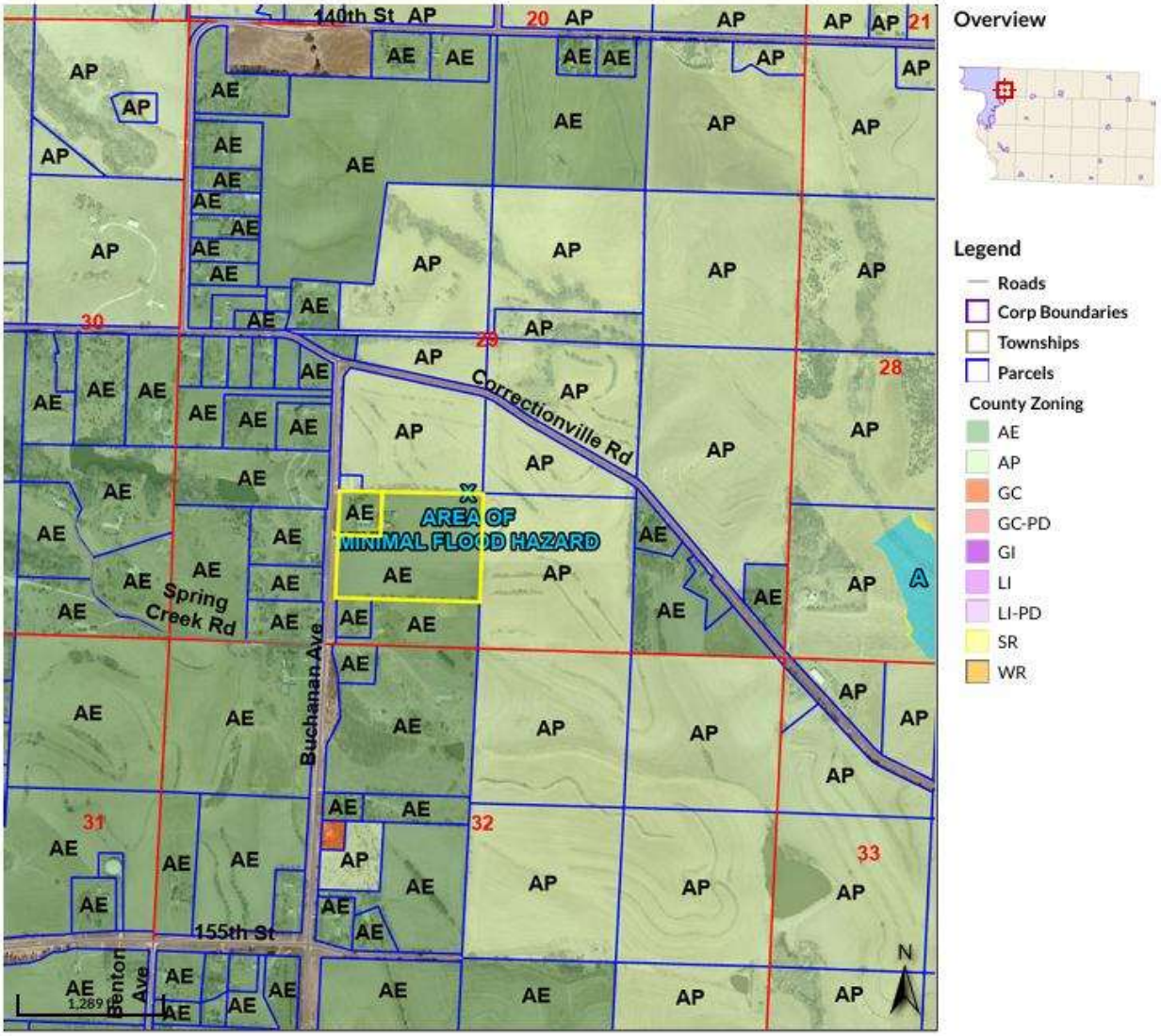
# Staff Recommendation

Based on the information received, the submitted final plat, supporting documentation (including certified abstractor listing, title opinion, surveyor's certificate, and related exhibits), and the requirements set forth in the Woodbury County Zoning and Subdivision Ordinances, Planning & Zoning staff finds that the proposal meets the criteria for approval of a minor subdivision, subject to:

1. Public input received during the Zoning Commission public hearing.

# Aerial Map

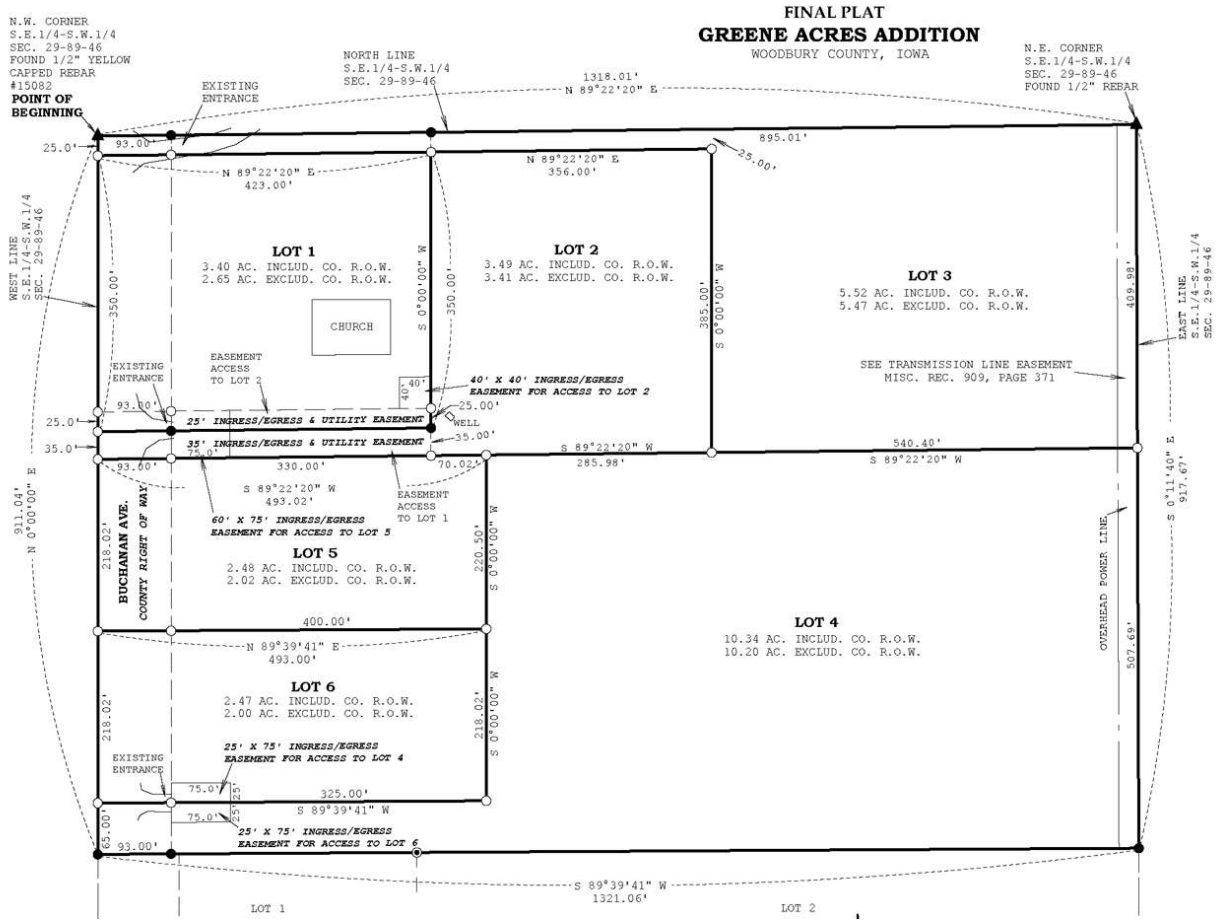
Aerial view of subject property along Buchanan Avenue, Concord Township, Woodbury County, Iowa.




(See attached Parcel Report and Beacon overview maps in Appendix for current aerial and parcel boundaries.)

# Plat Excerpt

Excerpt from the Final Plat of Greene Acres Addition showing lot layout, easements, and dimensions.



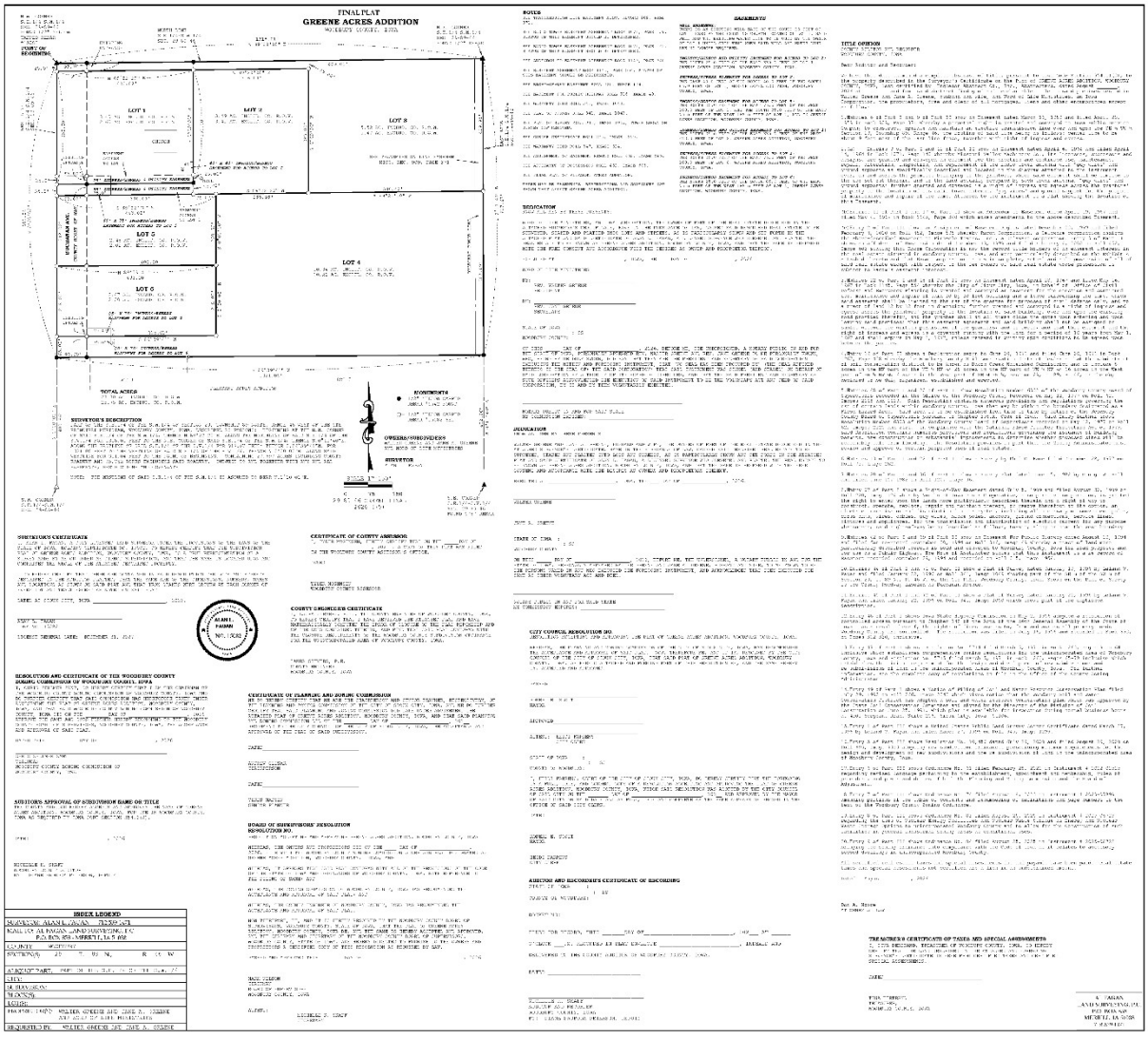
# Subdivision Plat

Full Final Plat of Greene Acres Addition, Woodbury County, Iowa.

Surveyor: Alan L. Fagan, Iowa No. 15082 (License renewal date: December 31, 2027)

Total Acres: 27.70 AC. includ. Co. R.O.W. / 25.75 AC. exclud. Co. R.O.W.

Scale: 1" = 150'



# Subdivision Plat Modification Disclaimer

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

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

- RESOLUTION FROM THE NEAREST CITY (City of Sioux City)
- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- AGREEMENT TO IMPOSE COVENANTS (if applicable)
- MORTGAGE RESOLUTION, IF APPLICABLE
- FLOODPLAIN BASE FLOOD ELEVATION DATA, IF APPLICABLE
- Etc.

# Planning & Zoning Staff – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

- shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
- shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
- shall assure conformance with the goals and objectives of the County's General Plan; the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

# Zoning Commission – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

- shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet of the subject property not less than four nor more than twenty days prior to the date of the hearing; and
- shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
- may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
- shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

# Legal Notification

Sioux City Journal

**AFFIDAVIT OF PUBLICATION**

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

State of New Jersey, County of Camden, 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:**
Oct. 13, 2026

**NOTICE ID:** Rfpg3MqR6ibCKTVX0K4b
**PUBLISHER ID:** COL-IA-503797
**NOTICE NAME:** ZC-10-26-26
**Publication Fee:** $46.34

Anjana Bhadoriya

(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: 10/13/2026

Notary Public
Notarized remotely online using communication technology via Proof.

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

The Woodbury County Zoning Commission will hold a public meeting and public hearing on the following item hereafter described in detail on October 26, 2026 at 5:00 PM or as soon thereafter as the matter may be considered. Said public hearing will be held and originate as a traditional in-person meeting in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Pursuant to Iowa Code § 21.8 (Electronic Meetings), hybrid meetings, teleconference participation, virtual meetings, remote participation, and other hybrid options are available for members of the Commission to participate. Accordingly, one or more Zoning Commissioners may participate by remote participation or teleconference participation. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# 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 Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on October 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Greene Acres Addition. Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as the Greene Acres Addition. The applicants seek to divide approximately 27.70 acres (25.75 acres excluding county right-of-way) from GIS Parcels #894629300017 and #894629300018, located in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 29, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Estates (AE) Zoning District. The property is located along Buchanan Avenue at 1478 Buchanan Ave., Sioux City, IA 51106, in Concord Township, within the Sioux City extraterritorial review area. Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, Mailing Address: 1478 Buchanan Ave., Sioux City, IA 51106. Property Address: 1478 Buchanan Ave., Sioux City, IA 51106.
COL-IA-503797

## Area Property Owner(s) Notification (1000 Feet)

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333149 (dated June 25, 2026 at 5:00 P.M.)

| Name / Titleholder | Address | City | State | Zip | Comments |
|---|---|---|---|---|---|
| Walter Greene and Jane A. Greene, as joint tenants with full rights of survivorship | 1478 Buchanan Ave | Sioux City | IA | 51106 | No comments received. |
| Word of Life Ministries, a Nebraska Corporation (noted as Iowa Corporation on application) | 1478 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Mark Allen Sollenberger Trust of November 15, 2013, ½ interest; Marna L. Sollenberger 2005 Trust Amended, dated February 21, 2007, 1/8 interest; Carl G. Sollenberger Revocable Trust dated November 14, 2019, 1/8 interest and Krista A. Burton and Ryan F. Burton, wife and husband and Amy Lynn Meister, a single person, as joint tenants with full rights of survivorship, ¼ interest | 4110 Floyd Blvd | Sioux City | IA | 51108-1504 | No comments received |
| Northwest Iowa Power Cooperative | PO Box 240 | LeMars | IA | 51031 | No comments received |
| Roy D. Olsen and Melanie A. Olsen, husband and wife, as joint tenants with full right of survivorship | 1473 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Richard S. Kingston and Catherine A. Kingston, husband and wife | 1487 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Joseph C. Frisbie and Peggy A. Frisbie, husband and wife, as joint tenants with full rights of survivorship | 1491 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Warren L. Clemon and Deborah Smith, as joint tenants with | 1499 Buchanan Ave | Sioux City | IA | 51106 | No comments received |

| | | | | | |
|---|---|---|---|---|---|
| full rights of survivorship | | | | | |
| John Allen Eidsmoe and Marlene Eidsmoe, husband and wife, as joint tenants with full rights of survivorship | 2648 Pine Acres, | Pike Road | AL | 36064 | No comments received |
| Joseph Vache and Jaimie Vache, husband and wife, as joint tenants with full rights of survivorship | 1504 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Larry D. Clausen | 1502 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Flewelling Farms, L.C. an Iowa limited liability company | 7462 Correctionville Rd | Sioux City | IA | 51106 | No comments received |
| Trustee of the Marilyn R. Bride Revocable Trust | 1505 Buchanan Ave Box 100 A | Sioux City | IA | 51106 | No comments received |
| Trustee of the Revocable Trust of Patricia J. Garbe, dated December 18, 2020 (Pleasant Acres Addition Lot 1) | 1498 Buchanan Ave | Sioux City | IA | 51106 | 10/13/26: Called to ask about the project. Questions about lots and houses. |
| Gary Weikel and Valerie D. Solomon-Weikel, husband and wife, as joint tenants with full right of survivorship (Pleasant Acres Addition Lot 2) | 1500 Buchanan Ave | Sioux City | IA | 51106-5495 | No comments received |
| Trustee of the Ida Mulligan 2024 Revocable Trust dated February 19, 2024 (Hilltop View Addition Lot 1) | 1469 Buchanan Ave | Sioux City | IA | 51106 | No comments received |
| Roy Olsen and Melanie Olsen, husband and wife, as joint tenants with full rights of survivorship (Hilltop View Addition Lots 2 & 3) | 1473 Buchanan Ave | Sioux City | IA | 51106 | No comments received |

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333149

# Stakeholder Comments

At the time of preparation of this report, formal stakeholder comment solicitation responses specific to Greene Acres Addition are pending or not yet fully compiled. The following framework follows standard distribution practice:

**911 COMMUNICATIONS CENTER:** No comments received.

**ImOn (Fibercomm):** No comments received.

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

**IOWA DEPARTMENT OF TRANSPORTATION (IDOT):** No comments received.

**LOESS HILLS NATIONAL SCENIC BYWAY:** No comments received.

**LOESS HILLS PROGRAM:** No comments received.

**LONGLINES:**. No comments received.

**LUMEN:** No comments received.

**MAGELLAN PIPELINE:** No comments received.

**MIDAMERICAN ENERGY COMPANY (Electrical Division):** I have reviewed the following proposed minor subdivision for MEC electric distribution and we have no comments. This parcel is outside of our service territory. – Casey Meinen, 10/6/26

**MIDAMERICAN ENERGY COMPANY (Gas Division):** No comments received.

**NATURAL RESOURCES CONSERVATION SERVICES (NRCS):** No comments received.

**NORTHERN NATURAL GAS:** No comments received.

**NORTHWEST IOWA POWER COOPERATIVE (NIPCO):** We have reviewed the Walter Greene & Jane A Greene and Word of Life Ministries application. We do not have any issues with this application. – Jeff Zettel, 10/14/26

**NUSTAR PIPELINE:** No comments received.

**SIOUXLAND DISTRICT HEALTH DEPARTMENT:** The only question is to determine if any requirement will be made that each lot is at least 1 acre or larger to accommodate a well and septic system for each parcel. – Ivy Bremer, 10/2/26

**WIATEL:** No comments received.

**WINNEBAGO TRIBE:** No comments received.

**WOODBURY COUNTY ASSESSOR:** No comments received.

**WOODBURY COUNTY CONSERVATION:** No comments received.

**WOODBURY COUNTY EMERGENCY MANAGEMENT:** No comments received.

**WOODBURY COUNTY EMERGENCY SERVICES:** No comments received.

**WOODBURY COUNTY ENGINEER:** See review memo below.

**WOODBURY COUNTY RECORDER:** No comments Thank you. – Diane Swoboda Peterson, 10/2/26

**WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):**.

**WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:** The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 10/8/26

**WOODBURY COUNTY TREASURER:** No comments from the treasurers office at this time. – Tina Bertrand, 10/2/26.

# County Engineer's Review Memo

The County Engineer's review and certification of mathematical closure of the plat perimeter and lots is required. The plat includes a prepared County Engineer's Certificate form for signature by Laura Sievers, P.E., County Engineer of Woodbury County, Iowa, confirming conformance with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

**Woodbury County Secondary Roads Department**

**759 E. Frontage Road · Moville, 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: October 23, 2026

Subject: Greene Acres Addition – Minor Subdivision

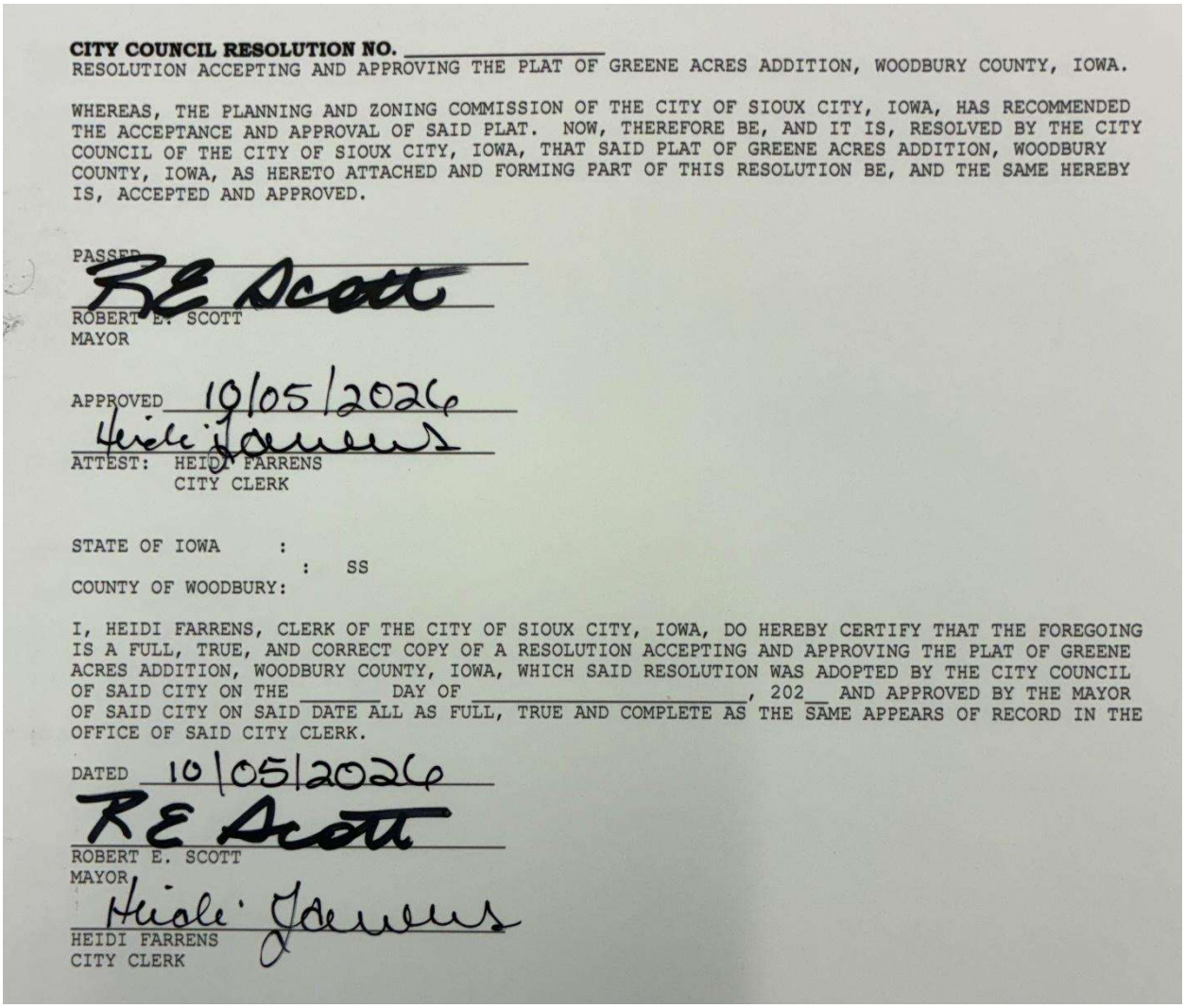
The Woodbury County Secondary Roads Department has completed its review of the Greene Acres Addition Minor Subdivision.

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

The plat does not identify any proposed new entrances or access points to the county road system. If a new entrance is proposed in the future, an entrance permit will be required, as noted in the application. During the permit review process, sight distance and other safety conditions will be evaluated. The property owner may be required to make improvements to provide adequate sight distance. Any modifications to an existing entrance, including widening, will also require an entrance permit and must meet current Woodbury County entrance standards.

# Extraterritorial Review

The subject property lies within the extraterritorial review jurisdiction of the City of Sioux City, Iowa. The review was completed and approved by the city on October 5, 2026.



**CITY COUNCIL RESOLUTION NO. _____**
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

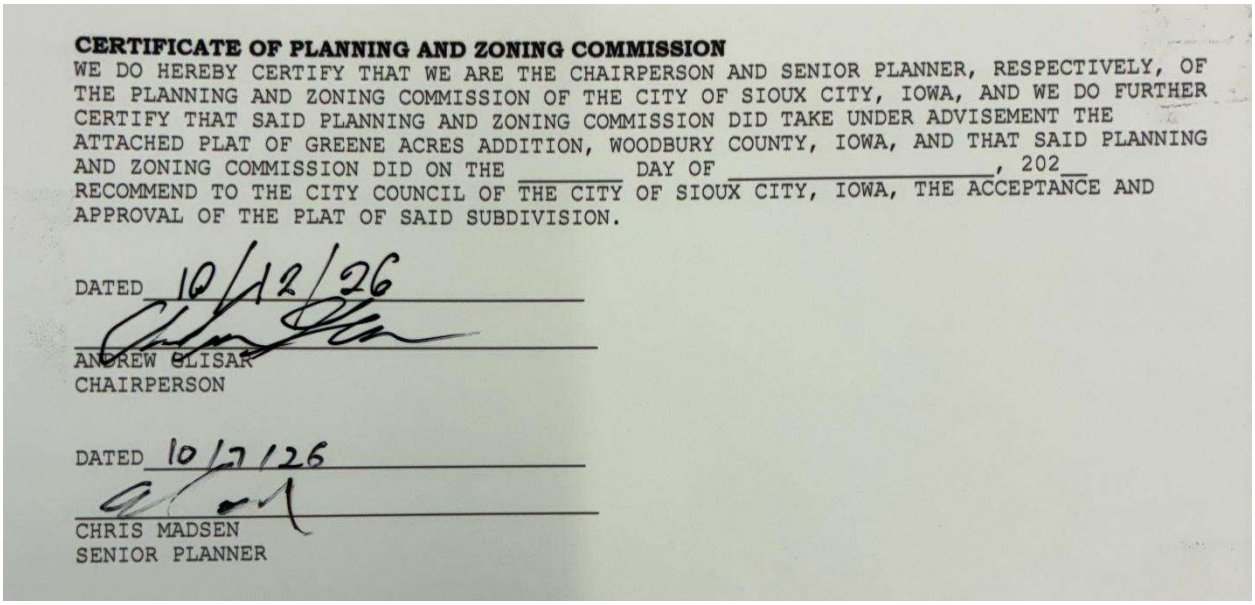
PASSED _____
R E Scott
ROBERT E. SCOTT
MAYOR

APPROVED 10/05/2026
Heidi Farrens
ATTEST: HEIDI FARRENS
CITY CLERK

STATE OF IOWA :
: SS
COUNTY OF WOODBURY:

I, HEIDI FARRENS, 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 202__ 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 10/05/2026
R E Scott
ROBERT E. SCOTT
MAYOR
Heidi Farrens
HEIDI FARRENS
CITY CLERK



**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SENIOR PLANNER, 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____, 202__ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED 10/12/26

ANDREW GLISAR
CHAIRPERSON

DATED 10/7/26

CHRIS MADSEN
SENIOR PLANNER

# Appendix

## Application

Application for a Minor Subdivision in Woodbury County, Iowa – Greene Acres Addition.

- Owner: Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation
- Mailing / Property Address: 1478 Buchanan Ave, Sioux City, IA 51106
- Quarter of Section: Pt. SE ¼ – SW ¼ of Section 29
- Civil Township: Concord, T89N, R46W
- GIS Parcel Number: 894629300017 & 894629300018
- Proposed Subdivision Name: Greene Acres Addition
- Subdivision Area in Acres: 27.70 AC. includ. Co. Row / 25.75 AC. exclud. Co. Row
- Number of Lots: 6
- Acres for Each Lot Individually: 1 – 3.40 AC; 2 – 3.49 AC; 3 – 5.52 AC; 4 – 10.34 AC; 5 – 2.48 AC; 6 – 2.47 AC
- Surveyor Name: Alan L. Fagan, Ph: 712-539-1471
- Attorney: Dan A. Moore, Ph: 712-252-0020, Email: DMoore@moorecorbett.com
- Owner Consent signed: Alan L. Fagan for Owners, dated 8-27-26
- Zoning Director receipt: Dan Priestley, Date Received 8/28/26

#7212

# APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA

## MINOR SUBDIVISION APPLICATION

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

## APPLICANT AND OWNER INFORMATION

Owner: WALTER GREENE + JANE A. GREENE AND WORD OF LIFE MINISTRIES, AN IOWA CORPORATION

Mailing Address: 1478 BUCHANAN AVE.

City: SIOUX CITY

State: IOWA

Zip: 51106

Property Address: 1478 BUCHANAN AVE.

City: SIOUX CITY

State: IOWA

Zip: 51106

Phone Number: JANE GREENE [redacted]

E-mail Address: [redacted]

## SUBDIVISION LOCATION

Quarter of Section: PT. S.E. 1/4 - S.W. 1/4 OF SECTION 29

Civil Township: CONCORD T.89N. R.46W.

GIS Parcel Number: 894629300017 &
894629300018

Proposed Subdivision Name: GREENE ACRES ADDITION

Subdivision Area in Acres: 27.70 AC. INCLUD. CO. ROW
25.75 AC. EXCLUD. CO. ROW

Number of Lots: 6

Acres for Each Lot Individually: 1- 3.40 AC 2- 3.49 AC. 3- 5.52 AC
4- 10.34 AC. 5- 2.48 AC. 6- 2.47 AC.

## SURVEYOR AND ATTORNEY

Surveyor Name: ALAN L. FAGAN

Phone Number: 712 539-1471

Attorney: DAN A. MOORE

Phone: 712 252-0020

Email: DMOORE@MOORECORBETT.COM

## OWNER CONSENT

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

Owner's signature: A. L.

Owner Name Print: ALAN L. FAGAN FOR OWNERS
WALTER GREENE & JANE A. GREENE

Date: 8-27-26

## REQUIRED ATTACHMENTS

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

## FOR OFFICE USE ONLY

Zoning Director: Dan Priestley

Date Received: 8/28/26

## DESCRIPTION AND FEES

**Final plat — 4 lots or less**

$300* + Additional Fees

**Final plat — more than 4 lots**

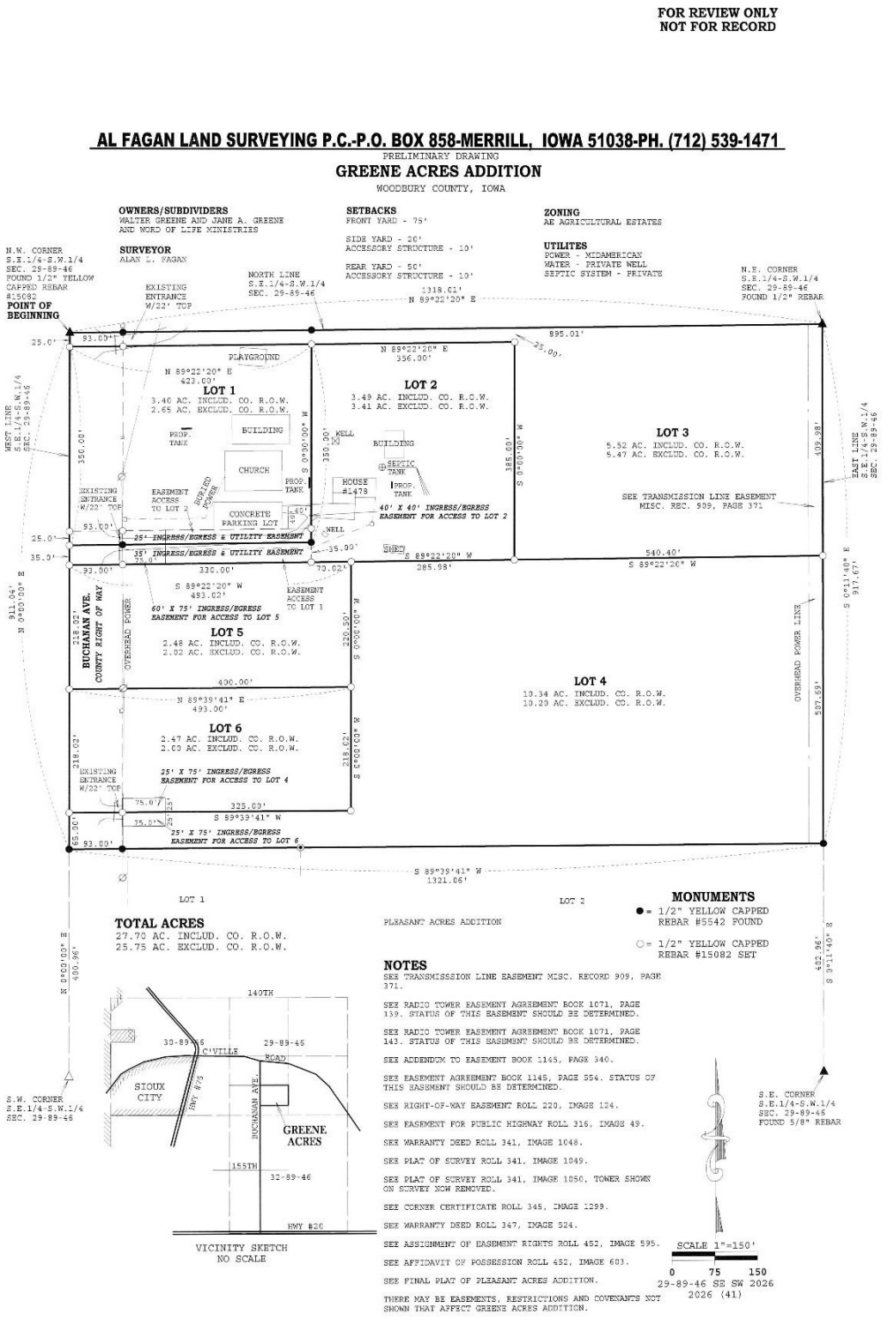
$300* + $5.00 per lot + Additional Fees #330

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

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## Preliminary Drawing



## Title Opinion

TITLE OPINION

COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Auditor and Recorder:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, last certified by Engleson Abstract Co., Inc., Abstracters, dated August _____, 2026 at _____ and from said abstract find good and merchantable title to said premises vested in Walter Greene and Jane A. Greene, husband and wife, and Word of Life Ministries, an Iowa Corporation, the proprietors, free and clear of all mortgages, liens and other encumbrances except as follows:

1. Entries 6 of Part I and 9 of Part II show an Easement dated March 16, 1959 and filed April 20, 1959 in Book 909, Page 371 whereby a perpetual right is granted and conveyed to Iowa Public Service Company to construct, operate and maintain an electric transmission line over and upon the SE ¼ SW ¼ Section 29, Township 89, Range 46, the routing of said line being as follows: center line to be about 9 feet West of the East line fence, together with right of ingress and egress.

2. (a) Entries 9 of Part I and 12 of Part II show an Easement dated April 6, 1964 and filed April 14, 1964 in Book 1071, Page 143 whereby Missouri Valley Machinery Co., its licensees, successors and assigns, are granted and conveyed an easement for the erection and continued use, maintenance, repair, alteration, inspection, and replacement of the radio tower antenna with "guy wires" and ground supports as specifically described and located in the diagram attached to the instrument over, on and across the premises belonging to the grantors, which said easement shall be limited to the use set out therein, and to the land actually occupied by such tower antenna, "guy wires" and ground supports; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of its radio tower antenna, "guy wires" and ground support for the purpose of maintenance and repair of the same. Attached to the instrument is a Plat showing the location of this Easement.
   (b) Entries 11 of Part I and 17 of Part II show an Addendum to Easement dated April 19, 1967 and filed May 4, 1967 in Book 1145, Page 340 which makes amendments to the above-described Easement.
   (c) Entry 2 of Part III shows an Assignment of Easement Rights dated December 23, 1999 and filed February 4, 2000 on Roll 452, Image 595 whereby Racom Corporation, a Delaware corporation assigns the above-described Easement to Pinnacle Towers, Inc., a Delaware corporation. Entry 3 of Part III shows an Affidavit of Possession dated December 13, 1999 and filed February 4, 2000 on Roll 452, Image 603 stating that Racom Corporation is now the record title holders of an easement interest in the real estate situated in Woodbury County, Iowa, and more particularly described on the

Exhibit A attached thereto and that Racom Corporation is now in complete, actual and sole possession of all of said real estate except with respect to the fee owners of said real estate whose possession is subject to Racom's easement interest.

3. Entries 12 of Part I and 18 of Part II show an Easement dated April 28, 1967 and filed May 16, 1967 in Book 1145, Page 554 whereby the City of Sioux City, Iowa, in behalf of Office of Civil Defense and Emergency Planning is granted and conveyed an easement for the erection and continued use, maintenance and repair of said 10 by 10 foot building and a fence surrounding the same, which said easement shall be limited to the use of the grantee for purposes of civil defense only, and to a tract of land 12 by 12 feet in dimension; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of said building, over and upon the existing road provided therefor, and the grantee shall at all times close the gates upon entering and upon leaving said premises; that this easement agreement and said building shall not be assigned or sublet without the written permission of the grantors; and so forth; and that this easement and the right of ingress and egress is a covenant running with the land for a period of 10 years from May 1, 1967 and shall expire on May 1, 1977, unless renewed in writing upon conditions to be agreed upon between the parties.

4. Entries 19 of Part II show a Declaration sworn to June 30, 1971 and filed June 30, 1971 in Book 1267, Page 438 whereby the Woodbury County Soil Conservation District declares that the subdistrict of soil conservation district to be known as Bacon Creek Watershed Subdistrict and to include 8 acres in the NW part of the NE ¼ NW ¼; 25 acres in the NW part of NW ¼ NW ¼; 16 acres in the West part of SW ¼ NW ¼, 6 acres in the West part of SE ¼ SW ¼, Section 29, T. 89, R. 46, is thereby declared to be duly organized, established and erected.

5. Entries 48 of Part I and 20 of Part II show Resolution Number 6332 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2118 and 2119. Said Resolution contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa that may be within the boundary designated as a Flood Hazard Area. Said area is to be established from time to time by action of the Woodbury County Board of Supervisors pursuant to Chapter 358.A, Code of Iowa. Said Entry further shows Resolution Number 6333 of the Woodbury County Board of Supervisors recorded on May 12, 1977 on Roll 62, Images 2120 and 2121. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing the issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provides in part that the Zoning Administrator must review and approve of certain proposed uses of real estate.

6. Entries 13 of Part I and 22 of Part II show a Survey by Phil G. Hane filed December 28, 1977 on Roll 73, Image 262.

7. Entries 20 of Part I and 36 of Part II show a Survey Plat dated June 15, 1982 by George W. Hall and filed June 15, 1982 on Roll 120, Image 36.

8. Entry 37 of Part I shows a Right-of-Way Easement dated July 5, 1989 and filed August 30, 1989 on Roll 220, Image 124 whereby Northwest Iowa Power Cooperative, a cooperative corporation, is granted the right to enter upon the lands more particularly described therein and a right-of-way to construct, operate, replace, repair and maintain thereon, or remove therefrom at its option, an electric transmission and distribution line or system, including all necessary or convenient poles, cross-arms, wires, cables, guy wires, brace poles, anchors, ground connections, service lines, fixtures and appliances, for the transmission and distribution of electric current for any purpose whatsoever; said right-of-way being described as follows, to-wit; along or near the west boundary.

9. Entries 42 of Part I and 69 of Part II show an Easement For Public Highway dated August 29, 1994 and filed for re-record September 30, 1994 on Roll 316, Image 49 whereby a tract of land more particularly described therein is sold and conveyed to Woodbury County, Iowa for road purposes and for use as a Public Highway. The Note of Abstracter states that this instrument is a re-record of Easement recorded September 29, 1994 and recorded on Roll 315, Image 1958.

10. Entries 44 of Part I and 71 of Part II show a Plat of Survey dated January 19, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1049 showing part of the SE ¼ of the SW ¼ of Section 29, T. 89 N., R. 46 W. of the 5th P.M., Woodbury County, Iowa. Shown on the Plat of Survey is the County Roadway labeled as Buchanan Avenue.

11. Entries 45 of Part I and 72 of Part II show a Plat of Survey dated January 22, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1050 which shows part of the captioned description.

12. Entry 46 of Part I shows Iowa State Highway Commission on May 2, 1956 adopted a resolution of controlled access pursuant to Chapter 148 of the Acts of the 56th General Assembly of the State of Iowa. As a result thereof, the rights of direct access to, from and across all primary roads in Woodbury County are controlled. The resolution was filed on July 16, 1956 and recorded in Book 833, at Pages 322-330, inclusive.

13. Entry 47 of Part I shows Resolution No. 5714 filed March 5, 1971 in Book 1263, Pages 9 to 64 inclusive which establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa and Resolution No. 5715 filed March 5, 1971 in Book 1263, Pages 65-78 inclusive which establishes the minimum requirement for the design and development of new subdivisions and re-subdivisions of land in the unincorporated areas of Woodbury County, Iowa. For further information, see the complete copy of regulations on file in the Office of the County Zoning Administrator.

14. Entry 49 of Part I shows a Notice of Filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343 which gives notice that the Woodbury

Soil and Water Conservation District has adopted a soil and water resource conservation plan which was approved by the State Soil Conservation Committee and signed by the Director of the Division of Soil Conservation on June 25, 1991, which plan is available for inspection during normal business hours at 4301 Sergeant Road, Suite 206, Sioux City, Iowa 51106.

15. Entry 1 of Part III shows a United States Public Land Survey Corner Certificate dated March 27, 1996 by Leland V. Fagan and filed March 27, 1996 on Roll 345, Image 1299.

16. Entry 5 of Part III shows Resolution No. 10,456 dated July 29, 2008 and filed August 29, 2008 on Roll 699, Image 7313 adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions and the re-subdivision of land in the unincorporated area of Woodbury County, Iowa.

17. Entry 6 of Part III shows Ordinance No. 61 filed February 28, 2022 in Instrument # 2022-02525 regarding revised language pertaining to the establishment, appointment and membership, rules of procedure, and power and duties of both the Planning and Zoning Commission and the Board of Adjustment.

18. Entry 7 of Part III shows Ordinance No. 74 filed August 18, 2023 in Instrument # 2023-07899 amending portions of the table of contents and renumbering of definitions and page numbers to the text of the Woodbury County Zoning Ordinance.

19. Entry 8 of Part III shows Ordinance No. 83 filed August 25, 2025 in Instrument # 2025-08723 regarding the uses of Nuclear Energy Facilities and Nuclear Waste Storage as Energy and Nuclear Waste Storage Options to unincorporated Woodbury County and to allow for the Construction of such facilities in general industrial zoning areas as conditional uses.

20. Entry 9 of Part III shows Ordinance No. 84 filed August 25, 2025 in Instrument # 2025-08722 bringing the zoning ordinance into compliance with the Code of Iowa as it relates to accessory second dwellings in unincorporated Woodbury County.

All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: August _____**, 2026.**

_____

Dan A. Moore
ATTORNEY AT LAW

# Parcel Report(s)

## Woodbury County, IA / Sioux City

### Summary

| | |
|---|---|
| **Parcel ID** | 894629300017 |
| **Alternate ID** | 879661 |
| **Property Address** | 1478 BUCHANAN AVE<br>SIOUX CITY IA 51106 |
| **Sec/Twp/Rng** | 29-89-46 |
| **Brief Tax Description** | A TCT IN NW COR SE1/4 SW1/4 BEING 423' ON S & 375' ON E<br>(Note: Not to be used on legal documents) |
| **Deed Book/Page** | 341-1048 (1/11/1996) |
| **Gross Acres** | 0.00 |
| **Net Acres** | 0.00 |
| **Adjusted CSR Pts** | 0 |
| **Zoning** | AE - AGRICULTURAL ESTATES |
| **District** | 0025 CONCORD/LAWTON-BRONSON |
| **School District** | LAWTON BRONSON |
| **Neighborhood** | N/A |



### Owner

**Deed Holder**
WORD OF LIFE MINISTRIES
1478 BUCHANAN AVE
SIOUX CITY IA 51106
**Contract Holder**
**Mailing Address**
WORD OF LIFE MINISTRIES
1478 BUCHANAN AVE
SIOUX CITY IA 51106

### Land

Lot Area 3.62 Acres ;157,687 SF

### Commercial Buildings

| Type | Base Area | Year Built |
|---|---|---|
| Church | 7000 | 1980 |

### Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|---|---|---|---|---|---|---|
| | Steel Utility Building | | 50 | 100 | 2020 | 1 |

### Yard Extras

#1 - (1) Paving - Concrete 5,460 SF, Concrete Parking, Average Pricing, Built 1980

### Permits

| Permit # | Date | Description | Amount |
|---|---|---|---|
| 6515 | 11/04/2019 | Addition | 80,000 |

### Valuation

| | | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|---|
| | Classification | Commercial | Commercial | Commercial | Commercial | Commercial |
| + | Assessed Land Value | $25,000 | $25,000 | $25,000 | $25,000 | $25,000 |
| + | Assessed Building Value | $380,780 | $380,780 | $380,780 | $380,780 | $380,780 |
| + | Assessed Dwelling Value | $0 | $0 | $0 | $0 | $0 |
| = | **Gross Assessed Value** | **$405,780** | **$405,780** | **$405,780** | **$405,780** | **$405,780** |
| - | Exempt Value | ($405,780) | ($405,780) | ($405,780) | ($405,780) | ($405,780) |
| = | **Net Assessed Value** | **$0** | **$0** | **$0** | **$0** | **$0** |

### Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

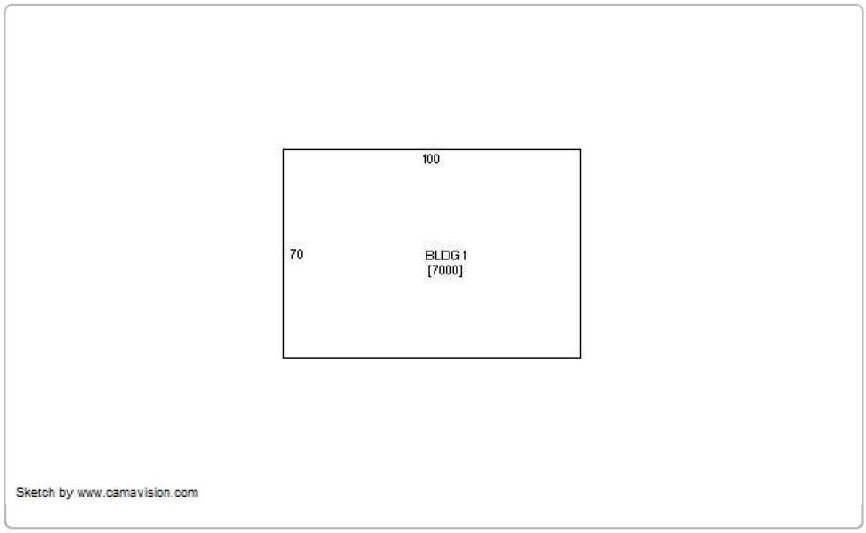
**Woodbury County Tax Credit Applications**

Apply for Homestead or Military Tax Credit

**Photos**



**Sketches**




**No data available for the following modules:** Residential Dwellings, Sales, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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# Woodbury County, IA / Sioux City

## Summary

| | |
|---|---|
| **Parcel ID** | 894629300018 |
| **Alternate ID** | 879662 |
| **Property Address** | 1478 BUCHANAN AVE<br>SIOUX CITY IA 51106 |
| **Sec/Twp/Rng** | 29-89-46 |
| **Brief Tax Description** | A TCT COM NW COR SE1/4 SW1/4 THEC E423 ' TO POB; THEC E895. 01' S 917.67 FT, W 1321.0 6 FT, N 534.04 FT, E 423 FT, & N 375 FT 29 -89-46<br>(Note: Not to be used on legal documents) |
| **Deed Book/Page** | 347-524 (3/2/1996) |
| **Gross Acres** | 22.91 |
| **Net Acres** | 22.91 |
| **Adjusted CSR Pts** | 1409.05 |
| **Zoning** | AE - AGRICULTURAL ESTATES |
| **District** | 0025 CONCORD/LAWTON-BRONSON |
| **School District** | LAWTON BRONSON |
| **Neighborhood** | N/A |



2012 photo

## Owner

**Deed Holder**
GREENE WALTER & JANE A
1478 BUCHANAN AVE
SIOUX CITY IA 51106
**Contract Holder**
**Mailing Address**
GREENE WALTER & JANE A
1478 BUCHANAN AVE
SIOUX CITY IA 51106

## Land

**Lot Area** 22.91 Acres ;997,960 SF

## Residential Dwellings

| | |
|---|---|
| **Residential Dwelling** | |
| **Occupancy** | Single-Family / Owner Occupied |
| **Style** | 1 1/2 Story Frame |
| **Architectural Style** | N/A |
| **Year Built** | 1982 |
| **Condition** | Normal |
| **Roof** | Mtl / Gable |
| **Flooring** | |
| **Foundation** | LiteForm |
| **Exterior Material** | Vinyl |
| **Interior Material** | Drwl |
| **Brick or Stone Veneer** | |
| **Total Gross Living Area** | 1,547 SF |
| **Main Area Square Feet** | 910 |
| **Attic Type** | None; |
| **Number of Rooms** | 6 above; 0 below |
| **Number of Bedrooms** | 3 above; 0 below |
| **Basement Area Type** | Full |
| **Basement Area** | 910 |
| **Basement Finished Area** | |
| **Plumbing** | 2 Standard Bath - 3 Fi; |
| **Appliances** | 1 Dishwasher; 1 Barbeque; |
| **Central Air** | Yes |
| **Heat** | Yes |
| **Fireplaces** | 1 Prefab; 1 Freestanding; |
| **Porches** | 1S Frame Enclosed (280 SF); 1S Frame Open (175 SF); |
| **Decks** | Wood Deck (120 SF); |
| **Additions** | |
| **Garages** | 1,040 SF - Att Frame (Built 1982); |

## Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|---|---|---|---|---|---|---|
| 0 | Barn - Pole | CATTLE SHED | 13 | 36 | 1983 | 1 |
| | Steel Utility Building | | 32 | 48 | 2010 | 1 |

## Valuation

| | Classification | 2026 Ag Dwelling / Agriculture | 2025 Ag Dwelling / Agriculture | 2024 Ag Dwelling / Agriculture | 2023 Ag Dwelling / Agriculture | 2022 Ag Dwelling / Agriculture |
|---|---|---|---|---|---|---|
| + | Assessed Land Value | $54,190 | $54,190 | $45,950 | $45,950 | $35,690 |
| + | Assessed Building Value | $7,160 | $7,160 | $7,700 | $7,700 | $5,730 |
| + | Assessed Dwelling Value | $334,260 | $334,260 | $296,320 | $296,320 | $228,880 |
| = | **Gross Assessed Value** | **$395,610** | **$395,610** | **$349,970** | **$349,970** | **$270,300** |
| - | Exempt Value | $0 | $0 | $0 | $0 | $0 |
| = | **Net Assessed Value** | **$395,610** | **$395,610** | **$349,970** | **$349,970** | **$270,300** |

## Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

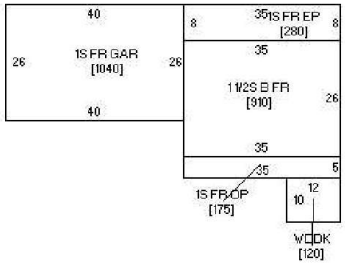
## Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

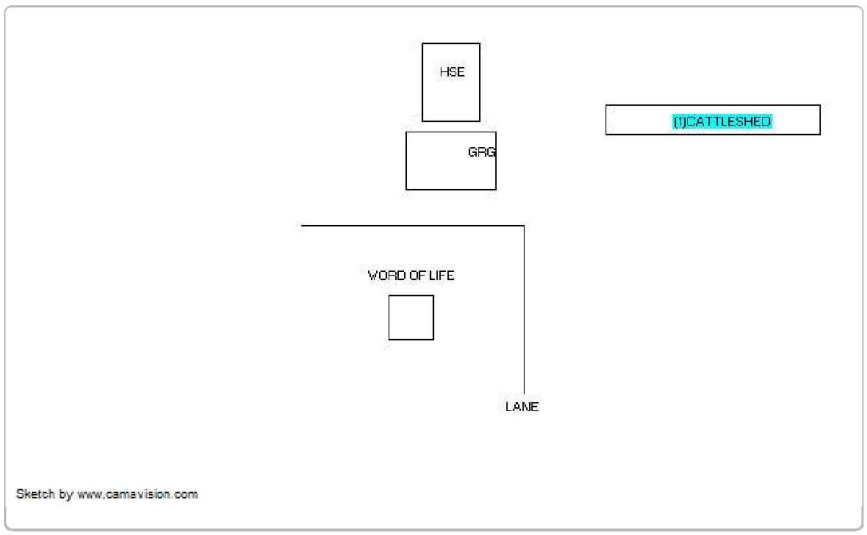
## Photos




## Sketches




Sketch by www.camavision.com



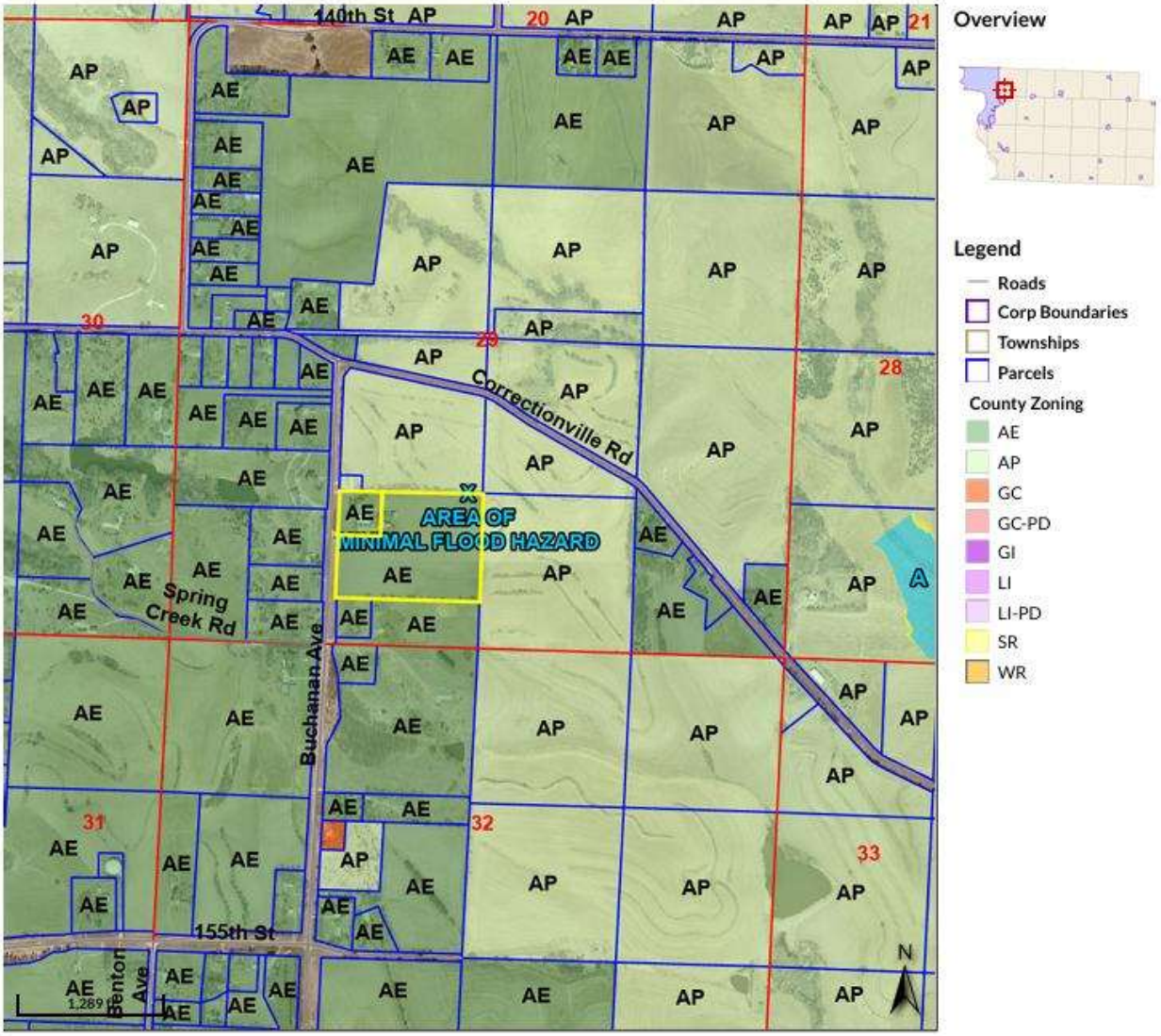

**No data available for the following modules:** Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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## Zoning Map


140th St
Correctionville Rd
Spring Creek Rd
Buchanan Ave
Benton Ave
155th St
AREA OF MINIMAL FLOOD HAZARD
1,289 ft
N
Overview
Legend
Roads
Corp Boundaries
Townships
Parcels
County Zoning
AE
AP
GC
GC-PD
GI
LI
LI-PD
SR
WR

## Floodplain Map



## Elevation Map



# Soil Report

## Woodbury County, IA / Sioux City

### Summary

| | | |
|---|---|---|
| **Parcel ID** | 894629300018 | |
| **Gross Acres** | 22.91 | |
| **ROW Acres** | 0.00 | |
| **Gross Taxable Acres** | 22.91 | |
| **Exempt Acres** | 0.00 | |
| **Net Taxable Acres** | 22.91 | *(Gross Taxable Acres - Exempt Land)* |
| **Average Unadjusted CSR2** | 63.45 | *(1453.62 CSR2 Points / 22.91 Gross Taxable Acres)* |
| *Agland Active Config* | *Woodbury_2025* | |
| *Processed Date and Time* | *2026-08-20 10:19:14* | |

### Sub Parcel Summary

| Description | Acres | CSR2 | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|---|---|---|---|---|
| 100% Value | 21.88 | 62.29 | 1,362.99 | 1,362.99 |
| Non-Crop | 1.03 | 87.99 | 90.63 | 48.36 |
| **Total** | **22.91** | | **1,453.62** | **1,411.35** |

### Soil Summary

| Description | SMS | Soil Name | CSR2 | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|---|---|---|---|---|---|---|
| 100% Value | 10B2 | Monona silt loam, 2 to 5 percent slopes, eroded | 91.00 | 4.91 | 446.81 | 446.81 |
| 100% Value | 12C | Napier silt loam, 5 to 9 percent slopes | 89.00 | 2.08 | 185.12 | 185.12 |
| 100% Value | 10C2 | Monona silt loam, 5 to 9 percent slopes, eroded | 86.00 | 4.11 | 353.46 | 353.46 |
| 100% Value | 10D2 | Monona silt loam, 9 to 14 percent slopes, eroded | 60.00 | 1.11 | 66.60 | 66.60 |
| 100% Value | 1C3 | Ida silt loam, 5 to 9 percent slopes, severely eroded | 58.00 | 0.06 | 3.48 | 3.48 |
| 100% Value | 1D3 | Ida silt loam, 9 to 14 percent slopes, severely eroded | 32.00 | 9.61 | 307.52 | 307.52 |
| Non-Crop | 10B2 | Monona silt loam, 2 to 5 percent slopes, eroded | 91.00 | 0.93 | 84.63 | 44.45 |
| Non-Crop | 10D2 | Monona silt loam, 9 to 14 percent slopes, eroded | 60.00 | 0.10 | 6.00 | 3.91 |
| **Total** | | | | **22.91** | **1,453.62** | **1,411.35** |

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Last Data Upload: 10/1/2026, 9:52:56 PM

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No Beacon soil report on file for Parcel #894629300017.

## Soil Map


894629300016
894629300017
1D3
10C2
894629300018
X
AREA OF MINIMAL FLOOD HAZARD
Buchanan Ave
10B2
10C2
894629300020

## Easement Agreements

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Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102 Phone: (712) 252-0020

### ACCESS AND UTILITY EASEMENT

**THIS ACCESS AND UTILITY EASEMENT** is made and executed this _____ day of _____, 2026, by and between Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

**WITNESSETH:**

**WHEREAS**, Grantor is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa, and

**WHEREAS**, Grantee is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Grantee wishes to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, and for utility purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:**
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0 FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, and for utility purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:**
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0 FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access and Utility Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

**IN WITNESS WHEREOF**, the parties do execute this Access and Utility Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantee

By:_____
Rev. Walter Greene, President

_____
Walter Greene, Grantor

_____
Jane A. Greene, Grantor

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said State

---

Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102 Phone: (712) 252-0020

## ACCESS AND UTILITY EASEMENT

**THIS ACCESS AND UTILITY EASEMENT** is made and executed this _____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

**WITNESSETH**:

**WHEREAS**, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

**WHEREAS**, Grantee is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Grantee wishes to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, and for utility purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:**
THE SOUTH 25.0 FEET OF THE EAST 330.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, and for utility purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:**
THE SOUTH 25.0 FEET OF THE EAST 330.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access and Utility Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

**IN WITNESS WHEREOF**, the parties do execute this Access and Utility Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantor

By:_____
Rev. Walter Greene, President

_____
Walter Greene, Grantee

_____
Jane A. Greene, Grantee

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said State

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State

---

Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102 Phone: (712) 252-0020

## ACCESS EASEMENT

**THIS ACCESS EASEMENT** is made and executed this _____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

**WITNESSETH**:

**WHEREAS**, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

**WHEREAS**, Grantee is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Grantees wish to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:**
THE EAST 40.0 FEET OF THE NORTH 40.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey

to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:**
THE EAST 40.0 FEET OF THE NORTH 40.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

**IN WITNESS WHEREOF**, the parties do execute this Access Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantor

By:_____
Rev. Walter Greene, President

_____
Walter Greene, Grantee

_____
Jane A. Greene, Grantee

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said State

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State

---

Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
Phone: (712) 252-0020

## RESERVATION OF ACCESS EASEMENT

**THIS RESERVATION OF ACCESS EASEMENT** is made and executed this _____ day of _____, 2026, by Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Owners.

**WITNESSETH**:

**WHEREAS**, Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Six (6), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Four (4), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Owners wish to reserve a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of their real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:**
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 6, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:**
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 6, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that the Owners and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 4 and 6 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that the Owners and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners described above.

**IN WITNESS WHEREOF**, the Owners do execute this Reservation of Access Easement by their signatures below.

_____
Walter Greene, Owner

_____
Jane A. Greene, Owner

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State

---

Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102 Phone: (712) 252-0020

## ACCESS EASEMENT AND RESERVATION OF ACCESS EASEMENT

**THIS ACCESS EASEMENT AND RESERVATION OF ACCESS EASEMENT** is made and executed this _____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantees and Owners.

**WITNESSETH**:

**WHEREAS**, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

**WHEREAS**, Grantees and Owners Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Five (5), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Grantees and Owners wish to obtain, and wish to reserve, a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of the Grantor's real estate (Lot 1) and a portion of Owners' real estate (Lot 2) and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 5:**
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 35.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantees and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from Grantees' real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described below.

**AND FURTHER**, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 5:**
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 35.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that the Grantor, Owners and Grantees and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 2 and 5 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that the Grantor, Owners and Grantees and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' and Grantees' use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners and Grantees described above.

**IN WITNESS WHEREOF**, the Grantor and Owners do execute this Access Easement and Reservation of Access Easement by their signatures below.

Word of Life Ministries, an
Iowa corporation, Grantor

By:_____
Rev. Walter Greene, President

_____
Walter Greene, Owner/Grantee

_____
Jane A. Greene, Owner/Grantee

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said State

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State

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Prepared by and return to: Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102 Phone: (712) 252-0020

## RESERVATION OF ACCESS EASEMENT

**THIS RESERVATION OF ACCESS EASEMENT** is made and executed this _____ day of _____, 2026, by Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Owners.

**WITNESSETH:**

**WHEREAS**, Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Four (4), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Six (6), Greene Acres Addition, Woodbury County, Iowa,

**WHEREAS**, Owners wish to reserve a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of their real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:**
THE NORTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**NOW THEREFORE**, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and

from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

**INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:**
THE NORTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

**IT IS FURTHER** agreed that the Owners and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 4 and 6 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

**IT IS FURTHER** agreed that the Owners and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' use and enjoyment of the access easement area.

**IT IS FURTHER** agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners described above.

**IN WITNESS WHEREOF**, the parties do execute this Access Easement by their signatures below.

_____
Walter Greene, Owner

_____
Jane A. Greene, Owner

STATE OF IOWA :
:ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

_____
Notary Public in and for said State