

**MARCH 11, 2025, ELEVENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, March 4, 2025, at 4:30 p.m. Board members present were Ung, Carper, Dietrich (by phone), and Bittinger II, Nelson was absent. Staff members present were Joshua Widman, Assistant County Attorney, Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance 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 Bittinger second by Carper to approve the agenda for March 11, 2025. Carried 4-0. Copy filed.

Motion by Bittinger second by Carper to approve the following items by consent:

2. To approve minutes of the March 4, 2025 meeting. Copy filed.
3. To approve the claims totaling \$667,080.72. Copy filed.
4. To approve and authorize the Chairperson to sign a Resolution authorizing the issuance of \$1,200,000 Taxable General Obligation Capital Loan Notes, Series 2025A, and Levying a tax for the payment thereof.

**RESOLUTION #13,863  
RESOLUTION AUTHORIZING THE ISSUANCE OF  
\$1,200,000 TAXABLE GENERAL OBLIGATION CAPITAL  
LOAN NOTES, SERIES 2025A, AND LEVYING A TAX FOR  
THE PAYMENT THEREOF**

WHEREAS, Woodbury County, State of Iowa ("Issuer"), is a political subdivision, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

WHEREAS, the Issuer is in need of funds to pay costs of (a) erecting, equipping, remodeling or reconstructing various public buildings including tuckpointing at the EMS Building and conference room remodeling and ceiling replacement at the Courthouse; (b) equipping various public buildings including software, hardware and other equipment; and (c) demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance including demolition of the old law enforcement center (the "Project"), and it is deemed necessary and advisable that Taxable General Obligation Capital Loan Notes, Series 2025A, in the amount of \$1,200,000 be issued; and

WHEREAS, the Board of Supervisors has taken such acts as are necessary to authorize issuance of the Notes.

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

Section 1. Authorization of the Issuance. Taxable General Obligation Capital Loan Notes, Series 2025A, in the amount of \$1,200,000 shall be issued pursuant to the provisions of Iowa Code Sections 331.402 and 331.443 for the purposes covered by the hearings.

Section 2. Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in Woodbury County, State of Iowa, to wit:

<u>AMOUNT</u>	<u>FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION</u>
\$303,583.33	2025/2026
\$292,320.00	2026/2027

\$279,240.00	2027/2028
\$266,160.00	2028/2029
\$253,080.00	2029/2030

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Section 3. Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Notes to be issued, this Board will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Section 4. Filing. A certified copy of this Resolution shall be filed with the County Auditor of County of Woodbury, State of Iowa, who shall, pursuant to Iowa Code Section 76.2, levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Notes.

PASSED AND APPROVED this 11<sup>th</sup> day of March, 2025.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 5a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894721355016, 410 18<sup>th</sup> St.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,864  
NOTICE OF PROPERTY SALE**

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

**East 54 Feet Lot One (1), East 54 Feet North One (1) Foot, Lot Two (2) Block Seven (7) of Rose Hill Addition, City of Sioux City, Woodbury County, Iowa (410 18<sup>th</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **25<sup>th</sup> Day of March, 2025 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate on the **25<sup>th</sup> Day of March, 2025**, immediately following the closing of the public hearing to **James Davidson Brady & Amber Brady only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to **James Davidson Brady & Amber Brady only for consideration of \$20.00 plus recording fees.**
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 11<sup>th</sup> Day of March, 2025  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 5b. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894726105001, 2910 13<sup>th</sup> St.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,865  
NOTICE OF PROPERTY SALE**

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

**Lots Seven (7) through Twelve (12), both inclusive, in Block Nine (9) of Booge and Taylor's Addition to Sioux City in the County of Woodbury and State of Iowa (2910 13<sup>th</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **25<sup>th</sup> Day of March, 2025 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate on the **25<sup>th</sup> Day of March, 2025**, immediately following the closing of the public hearing to **Daytona Bahmer & Tristen Heimgartner only per Code of Iowa 331.361(2).**
3. That said Board proposes to sell the said real estate to **Daytona Bahmer & Tristen Heimgartner only for consideration of \$25,000.00 plus recording fees.**
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 11<sup>th</sup> Day of March, 2025  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Carried 4-0.

- 7a. Motion by Bittinger second by Carper to approve copier agreement with Visual Edge for Auditor's Office. Carried 4-0. Copy filed.

- 6a. A public hearing was held at 4:35 p.m. for the sale of parcel #894825209005, 3508 W 5<sup>th</sup>. The Chairperson called on anyone wishing to be heard.

Motion by Bittinger second by Carper to close the public hearing. Carried 4-0.

Motion by Bittinger second by Carper to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894825209005, 3508 W 5<sup>th</sup>, to Greg & Janet Finzen, 589 Fox Circle, Dakota Dunes, SD, for \$1,100.00 plus recording fees. Carried 4-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,866**

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

By Greg Finzen & Janet Finzen in the sum of One Thousand One Hundred dollars and 00/100 (\$1,100.00)-----dollars.

For the following described real estate, To Wit:

**Parcel #894825209005**

**Lot Nineteen (19), in Block Three (3), Golf View Addition to Sioux City in the County of Woodbury and State of Iowa  
(3508 W 5<sup>th</sup> Street)**

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

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

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

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

**SO DATED** this 11<sup>th</sup> Day of March, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6b. A public hearing was held at 4:37 p.m. for the sale of parcels #884705209009, #884705209010, & #884705209011, 1813 S. Olive St., 1815 S. Olive St., & 1817 S. Olive St. The Chairperson called on anyone wishing to be heard.

Motion by Bittinger second by Carper to close the public hearing. Carried 4-0.

Motion by Bittinger second by Carper to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #884705209009, #884705209010, & #884705209011, 1813 S. Olive St., 1815 S. Olive St., & 1817 S Olive St., to Martin Munoz, 1589 320<sup>th</sup> St., Sloan, for \$5,400.00 plus recording fees. Carried 4-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #13,867**

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

By Martin Munoz in the sum of Five Thousand Four Hundred dollars and 00/100 (\$5,400.00)-----dollars.

For the following described real estate, To Wit:

**Parcel #884705209009, #884705209010 & #884705209011**

**Lot One (1) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa  
(1813 S. Olive Street)**

**Lot Two (2) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa**

**(1815 S. Olive Street)**

**Lot Three (3) in Block Seventeen (17), of Morningside Addition to Sioux City, in the County of Woodbury and State of Iowa  
(1817 S. Olive Street)**

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

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

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

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

**SO DATED** this 11<sup>th</sup> Day of March, 2025.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

7b. Information was presented by Michelle Skaff, Auditor, regarding HF 718 budget mailing. Copy filed.

8. Miscellaneous review of all funds.

Motion by Ung second by Bittinger to remove all improvement requests from the budget. Carried 4-0. Copy filed.

9. Reports on committee meetings were heard.

10. Robin Schiro, Elk Point, expressed concerns about the Sheriff.

11. Board Concerns were heard.

The Board adjourned the regular meeting until March 18, 2025.

Meeting sign in sheet. Copy filed.