



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(JUNE 4) (WEEK 23 OF 2024)**

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

Agenda and Minutes available at:  
[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

Daniel A. Bittinger II  
389-4405  
[dbittinger@woodburycountyiowa.gov](mailto:dbittinger@woodburycountyiowa.gov)

Mark E. Nelson  
540-1259  
[mnelson@woodburycountyiowa.gov](mailto:mnelson@woodburycountyiowa.gov)

Keith W. Radig  
560-6542  
[kradig@woodburycountyiowa.gov](mailto:kradig@woodburycountyiowa.gov)

Jeremy J. Taylor  
259-7910  
[jtaylor@woodburycountyiowa.gov](mailto:jtaylor@woodburycountyiowa.gov)

Matthew A. Ung  
490-7852  
[matthewung@woodburycountyiowa.gov](mailto:matthewung@woodburycountyiowa.gov)

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 4, 2024, 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 may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

---

---

**AGENDA**

**3:00 p.m.** Joint closed session with the LEC Authority {Iowa Code Section 21.5 (1) (c)} **First Floor Boardroom**

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

1. Approval of the agenda Action

**Consent Agenda**

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

2. Approval of the minutes of the May 28, 2024 meeting
3. Approval of claims
4. County Treasurer – Tina Bertrand
  - a. Approval of resolution for abatement of taxes for the State of Iowa
  - b. Approve property tax refund request for parcel #894721457019 in the amount of \$783.00
  - c. Approve property tax refund request for parcel #894825132002 in the amount of \$255.00
  - d. Approve property tax refund request for parcel #864426462003 in the amount of \$421.00

- e. Approve property tax refund request for parcel #894711256004 in the amount of \$1881.00
- 5. Deputy Commissioner of Elections – Steve Hofmeyer  
Receive the appointment of Keith Jackson to fill the council position vacated by Alex Rabbass, for the City of Cushing.
- 6. Human Resources – Melissa Thomas  
Approval of Memorandum of Personnel Transactions

### **End Consent Agenda**

- 4:35 p.m.** 7. Board Administration – Heather VanSickle  
(Set time)
  - a. Public hearing and sale of property parcel #894726127004 & #894726127005 Action  
(aka 3314 14<sup>th</sup> Street & 3315 13<sup>th</sup> Street)
  - 4:37 p.m.** b. Public hearing and sale of property parcel #894726126007 & #894726126004 Action  
(Set time) (aka 3273 13<sup>th</sup> Street & 3274 14<sup>th</sup> Street)
- 8. Planning/Zoning – Daniel Priestley
  - a. Receive the final report and the Zoning Commission’s recommendation Action  
from their 5/29/24 meeting to approve the final plat of Thompson Farm Addition, a minor subdivision to Woodbury County
  - b. Accept and approve Thompson Farm Addition, a minor subdivision to Action  
Woodbury County
- 9. WCICC-IT – John Malloy  
Upcoming county employee portal update Information
- 10. Secondary Roads – Mark Nahra
  - a. Approval of resolution for changing farm to market extensions within the Action  
town of Pierson
  - b. Approval of plans for project number L-B(J178)—73-97 Action
- 11. Board Administration – Dennis Butler  
Approval of letter of support for Westland Property Management Development LLC application for the Iowa Workforce Housing Tax Credits Action
- 12. Reports on Committee Meetings Information
- 13. Citizen Concerns Information
- 14. Board Concerns Information

## **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- MON., JUN 3**    **6:00 p.m.**    Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., JUN 5**    **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.
- WED., JUN 12**    **7:30 a.m.**    SIMPCO Executive Finance Committee Meeting, Hybrid
- 8:05 a.m.**    Woodbury County Information Communication Commission, First Floor Boardroom
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- THU., JUN 13**    **5:30 p.m.**    SIMPCO Annual Board of Directors Meeting & Award Ceremony, South Sioux City
- WED., JUN 19**    **12:00 p.m.**    Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., JUN 20**    **4:00 p.m.**    Conservation Board Meeting, Southwood Conservation Area
- 4:30 p.m.**    Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JUN 21**    **12:00 p.m.**    Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- MON., JUN 24**    **6:00 p.m.**    Zoning Commission Meeting, Courthouse Basement Boardroom
- WED., JUN 26**    **2:30 p.m.**    Rolling Hills Community Services Region Governance Board Meeting
- THU., JUN 27**    **11:15 a.m.**    Western Iowa Community Improvement Regional Housing Trust Fund, 6401 Gordon Drive
- FRI., JUN 28**    **9:00 a.m.**    Hungry Canyons Alliance Meeting, Community Building in Charter Oak, Iowa
- MON., JUL 1**    **6:00 p.m.**    Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., JUL 3**    **4:45 p.m.**    Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.

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

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

**MAY 28, 2024, TWENTY-SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, May 21, 2024, at 4:30 p.m. Board members present were Nelson, Ung, Bittinger II, Taylor, and Radig. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Budget and Finance Director, and Patrick Gill, 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 Ung second by Taylor to approve the agenda for May 28, 2024. Carried 5-0. Copy filed.  
Motion by Taylor second by to Ung approve the following items by consent:
2. To approve minutes of the May 21, 2024 meeting. Copy filed.
3. To approve the claims totaling \$390,894.10. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a resolution approving petition for suspension of taxes through the redemption process for Veo Ceola Rolfes, 4428 Tyler St., parcel #894711206003.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,749  
RESOLUTION APPROVING PETITION FOR SUSPENSION  
OF TAXES THROUGH THE REDEMPTION PROCESS**

**WHEREAS**, Veo Ceola Rolfes is a titleholder of property located at 4428 Tyler St., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

**Parcel #894711206003**

**LEEDS LOTS 4-6 INCL BLOCK 27**

**WHEREAS**, Veo Ceola Rolfes, is a titleholder of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code Section 447.9(3) and,

**WHEREAS**, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby directs the County Auditor to redeem this property Parcel **#894711206003** owned by the petitioner from the holder of a certificate of purchase of the amount necessary to redeem under section 447.9, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this parcel.

**SO RESOLVED** this 28th day of May 2024.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 4b. To approve and authorize the Chairperson to sign a resolution for a tax suspension for Victor Mendiola, 210 22<sup>nd</sup> St., parcel #894721154010.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,750  
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

**WHEREAS**, Victor Mendiola, as titleholder of a property located 210 22<sup>nd</sup> St., Sioux City, Woodbury County, Iowa, and legally described as follows:

**Parcel #894721154010**

**CALLS SUMMIT 2<sup>ND</sup> E 50 FT LOT 1-2 BLOCK 8**

**WHEREAS**, Victor Mendiola of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

**WHEREAS**, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

**SO RESOLVED** this 28th day of May 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 5. To approve an application for a 12-month Class C Retail Alcohol License, with Outdoor Service Sales privileges for Correctionville Golf Club, effective 06/02/2024 through 06/01/2025. Copy filed.
- 6a. To approve the separation of Cinthia Hernandez, Civilian Jailer, County Sheriff Dept., effective 05-26-24. Separation.; the separation of Kyle Plendl, Sheriff Reserve, County Sheriff Dept., effective 02-11-24. Separation.; separation of Jerome Pierson, Sheriff Reserve, County Sheriff Dept., effective 04-19-24. Separation.; the appointment of Mackenzie Vanroekel, Summer Engineering Aide (Temp), Secondary Roads Dept., effective 05-29-24, \$17.50/hour. Job Vacancy Posted 2/21/24. Not to Exceed 4 months.; the appointment of Kurtus Palsma, Summer Engineering Aide (Temp), Secondary Roads Dept., effective 05-29-24, \$18.50/hour. Job Vacancy Posted 2/21/24. Not to Exceed 4 months.; the appointment of Blasé Sanford, Summer Engineering Aide (Temp), Secondary Roads Dept., effective 05-29-24, \$17.50/hour. Job Vacancy Posted 2/21/24. Not to Exceed 4 months.; the other of Hannah Kritzer, Sheriff Intern (Temp), County Sheriff Dept., effective 05-27-24, \$20.00/hour, 33%=\$5.00/hr. Salary Increase.; the separation of Constance Alderson, Clerk II, County Treasurer MV Dept., effective 06-28-24. Retirement.; and the appointment of Cole Thomas, Summer Laborer, Secondary Roads Dept., effective 05-29-24, \$16.00/hour. Job Vacancy Posted 2/21/24. Not to Exceed 4 months. Copy filed.
- 6b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Civilian Jailer, County Sheriff Dept. CWA: \$23.97/hour.; and Clerk II, County Treasurer Dept. AFSCME: \$18.68/hour. Copy filed.
- 6c. To approve the request of Connie Alderson to remain on the County Health and Dental Insurances. Copy filed.
- 6d. To approve the purchase of Cyber Liability Insurance for FY 24/25. Copy filed.

Carried 5-0.

- 7. Motion by Radig second by Bittinger to approve the FY 2024 Woodbury County Secondary Roads Department Budget Amendment #1. Carried 5-0. Copy filed.
- 8a. Motion by Ung second by Bittinger to transfer \$400,000 General Supplemental to the Self Liability Insurance Fund. Carried 4-1; Taylor opposed. Copy filed.
- 8b. A public hearing was held at 4:45 p.m. on Amendment #1 to the Woodbury County FY 2024 Budget. The Chairperson called on anyone wishing to be heard.

Motion by Taylor second by Ung to close the public hearing. Carried 5-0.

- 8c. Motion by Nelson second by Ung to approve transfer of appropriation in the Sheriff's FY 24 budget overtime transfers. Carried 5-0.

- 8d. Motion by Ung second by Radig to approve and authorize the Chairperson to sign a Resolution Approval of FY 2023/2024 Budget Amendment #1. Carried 5-0.

**APPROVAL OF FY 2023/2024 BUDGET AMENDMENT #1  
RESOLUTION #13,751**

WHEREAS, the Woodbury County Board of Supervisors has considered the proposed FY 2023/2024 county budget amendment #1; and

WHEREAS, a public hearing concerning the proposed county budget was held on June 6, 2023;

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Woodbury County that the county budget amendment #1 for FY 2023/2024 as set forth in the budget amendment summary, is hereby adopted and that the Woodbury County Auditor is directed to file said budget and to establish accounting records in accordance with the attached schedules.

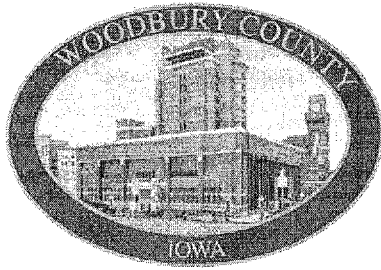
BE IT FURTHER RESOLVED, that the Chairperson and the County Auditor be and are hereby authorized to sign the approved FY 2023/2024 county budget amendment.

Signed and dated the 28<sup>th</sup> day of May, 2024.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 9. Reports on committee meetings were heard.
- 10. Sheila Thompson, Lawton, addressed the Board with concerns about election misconduct and asked Supervisor Taylor to resign and Supervisor Radig to withdraw from the Auditor's Contest.
- 11. Board concerns were heard.

The Board adjourned the regular meeting until June 4, 2024.

Meeting sign in sheet. Copy filed.



**Tina M Bertrand**  
Treasurer of Woodbury County  
Property Tax  
822 Douglas Street Suite 102  
Sioux City, IA 51101  
712-279-6495

May 28, 2024

RE: Abatement of Taxes-Parcel 8847 03 100 001

Dear Board of Supervisors,

On parcel 8647 03 100 001, (owned by State of Iowa) are outstanding taxes of \$489.17. The previous owner(s) did pay their prorated amount due on this parcel until the State of Iowa took over their property along Hwy 20. The State of Iowa is asking that the rest of outstanding taxes of \$489.17 be abated since the property was taken over by eminent domain with the Hwy 20 project. The parcel is exempt from taxes for both the 2023 and 2024 assessment years.

Thank you for your time,

A handwritten signature in black ink that reads "Janet L. Trimpe". The signature is written in a cursive, flowing style.

Janet L. Trimpe  
Woodbury County Tax Deputy  
[jtrimpe@woodburycountyiowa.gov](mailto:jtrimpe@woodburycountyiowa.gov)  
712-224-6024

**WOODBURY COUNTY, IOWA**

**RESOLUTION # \_\_\_\_\_**

**RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, the State of Iowa is the titleholder of real estate Parcel #884703100001 located in Woodbury County, Iowa and legally described as follows:

**Parcel #884703100001**

A tct lying 78.10' S of NW corner NW ¼ & pt of beg: thec E 273.6 8' ft thec S 150.44 ft thec SWly 174.36 ft thec NWly 242.47 ft thec N along W line NW 1///4 304.71 to the pt of NW NW 3-88-47

**WHEREAS**, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by a political subdivision of the state; and

**WHEREAS**, the political subdivision, namely the State of Iowa, is failing to immediately pay the taxes due; and

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and any future taxes that may be levied against this parcel; and

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

**SO RESOLVED** this 4th day of June, 2024.

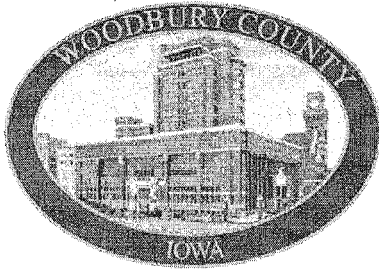
ATTEST:

WOODBURYCOUNTYBOARD OF SUPERVISORS

\_\_\_\_\_  
Patrick Gill  
Woodbury County Auditor  
And Recorder

\_\_\_\_\_  
Matthew Ung, Chairman





**Tina M Bertrand**  
Treasurer of Woodbury County  
Property Tax  
822 Douglas Street Suite 102  
Sioux City, IA 51101  
712-279-6495

May 29, 2024

RE: Request for refund

Dear Board of Supervisors,

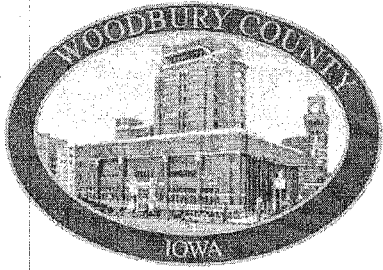
8947 21 457 019 (Dolores Rodriguez)      1421 Ingleside Ave-Sioux City      \$783.00  
Adair Asset Management paid a subsequent payment the same day the owner redeemed the tax certificate. Adair is requesting their money be refunded to them.

Please authorize this refund.

Thank you for your time,

A handwritten signature in cursive script that reads "Janet L. Trimpe".

Janet L. Trimpe  
Woodbury County Tax Deputy  
[jtrimpe@woodburycountyiowa.gov](mailto:jtrimpe@woodburycountyiowa.gov)  
712-224-6024



**Tina M Bertrand**

Treasurer of Woodbury County  
Property Tax  
822 Douglas Street Suite 102  
Sioux City, IA 51101  
712-279-6495

May 28, 2024

RE: Refund of payments

Dear Board of Supervisors,

The following are asking for refunds on the following parcels:

**8948 25 132 002** (4064 Normandy St-Sioux City) Rigoberto Gonzalez/Anna Sengchan \$255.00  
Anna Sengchan requested the overpayment of \$255.00 be refunded to her. She accidentally made double payments on this parcel.

**8644 26 462 003** (122 Bridge St-Smithland) TAMM LLC \$421.00  
ACC Holdings is the tax certificate investor. They made a subsequent payment by mistake on this parcel and requested the payment be refunded.

**8947 11 256 004** (4230 Tyler St-Sioux City) Schmit Properties LC \$1881.00  
Schmit Properties LC requested their payment be refunded since a double payment was made on this parcel.

Please give us the authority to issue the above refunds.

Thank you for your time,

Janet L. Trimpe  
Woodbury County Tax Deputy  
[jtrimpe@woodburycountyiowa.gov](mailto:jtrimpe@woodburycountyiowa.gov)  
712-224-6024

**NOTICE OF APPOINTMENT TO FILL A VACANCY**

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: City of Cushing School/City/Township/  
Nicole Huisinga - clerk Extension/Soil & Water  
5-21-24 Secretary/Clerk  
Date

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

For the office of City council  
Name Keith Jackson  
Address PO Box 102, 401 Ferry Ave  
City/Zip Cushing 51018  
Date of appointment 5-7-24

This appointment is to fill the office previously held by:

Alex Rabbass  
(Name of previous official)

RETURN TO: Patrick F. Gill  
Woodbury County Commissioner of Elections  
620 Douglas St, Rm 103  
Sioux City, IA 51101

2024 MAY 28 PM 3:13  
PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMMISSIONER OF ELECTIONS

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** June 4, 2024

**\* PERSONNEL ACTION CODE:**

- |                 |                      |
|-----------------|----------------------|
| A - Appointment | R - Reclassification |
| T - Transfer    | E - End of Probation |
| P - Promotion   | S - Separation       |
| D - Demotion    | O - Other            |

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Simoni, Michael	Sheriff's Office	6-10-2024	Master Deputy	\$38.30/hour	10%=\$3.46/hr	R	Per CWA: From Senior to Master Deputy. Anniversary Date 6/21/2024.
Tronson, Sterling	Sheriff's Office	6-10-2024	Civilian Jailer 1 <sup>st</sup> Class	\$25.95/hour	4%=\$1.00/hr	R	Per CWA: From 2 <sup>nd</sup> Class to 1 <sup>st</sup> Class. Anniversary Date 6/10/2024.
Tank, Jessica	Sheriff's Office	6-10-2024	Civilian Jailer 2 <sup>nd</sup> Class	\$24.95/hour	4%=\$0.98/hr	R	Per CWA: From 3 <sup>rd</sup> Class to 2 <sup>nd</sup> Class. Anniversary Date 6/14/2024
Resendiz Perea, Rosario	Juvenile Detention	6-5-2024	PT Youth Worker - Female	\$21.41/hour		A	Job Vacancy Posted on 4/11/2024. Entry Level Salary \$21.41/hour.
Moravek, Lillian	Attorney's Office	6-5-2024	Legal Secretary III	\$22.63/hour		A	Job Vacancy Posted on 5/6/2024. Entry Level Salary \$22.63/hour.

**APPROVED BY BOARD DATE:** \_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:** \_\_\_\_\_

# RESOLUTION #

## NOTICE OF PROPERTY SALE

### Parcels #894726127004 & #894726127005

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

**Lot One (1) Block Three (3) of Long View Addition to Sioux City and Woodbury County Iowa  
(3314 14<sup>th</sup> Street)**

**Lot Twelve (12) Block Three (3) of Long View Addition to Sioux City and Woodbury County  
Iowa  
(3315 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 **4<sup>th</sup> Day of June, 2024 at 4:35 o'clock p.m.** in the basement of the  
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a  
public auction to be held on the **4<sup>th</sup> Day of June, 2024**, immediately  
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest  
bidder at or above a **total minimum bid of \$100.00** 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 21<sup>st</sup> Day of May, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Jackie Lawrey Date: 7/6/21  
Address: 3300 14<sup>th</sup> St. Phone: 212-1750

Address or approximate address/location of property interested in:

3314 14<sup>th</sup> St.

GIS PIN # 894726127004

*\*This portion to be completed by Board Administration \**

Legal Description:

Lot 1 Block 3 of Long View Addition  
to Sioux City 3 Woodbury County, Iowa

Tax Sale #/Date: #92 12/3/1928 Parcel # 325845

Tax Deeded to Woodbury County on: 2/2/1970

Current Assessed Value: Land \$2,300 Building 0 Total \$2,300

Approximate Delinquent Real Estate Taxes: N/A

Approximate Delinquent Special Assessment Taxes: N/A

\*Cost of Services: 0

Inspection to: ~~Rocky De Witt~~ Matthew Uy Date: ~~7/8/21~~ 5-8-24

Minimum Bid Set by Supervisor: ~~\$22000 PLUS FEES, IF ANY~~  
850 ~~Matthew Uy, 5-8-24~~

Date and Time Set for Auction:

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.

(MinBidReq/MSWord) Both parcels - \$100 minimum bid  
Tuesday, June 4<sup>th</sup> @ 4:35 p.m.

REQUEST FOR MINIMUM BID

Name: Jackie Lawry Date: 11/8/20  
Address: 3300 14th St. Phone: 212-1750

Address or approximate address/location of property interested in:  
3315 13th St.

GIS PIN # 894726127005

\*This portion to be completed by Board Administration \*

Legal Description:

Lot 12 Block 3 of Long View Addition  
City of Sioux City, Woodbury County, Iowa

Tax Sale #/Date: #1991 12/19/1936 Parcel # 326010

Tax Deeded to Woodbury County on: 6/15/1942

Current Assessed Value: Land \$2,400 Building 0 Total \$2,400

Approximate Delinquent Real Estate Taxes: N/A

Approximate Delinquent Special Assessment Taxes: N/A

\*Cost of Services: 0

Inspection to: ~~Keith Rading~~ Matthew Uy Date: 11/8/20 5-8-24

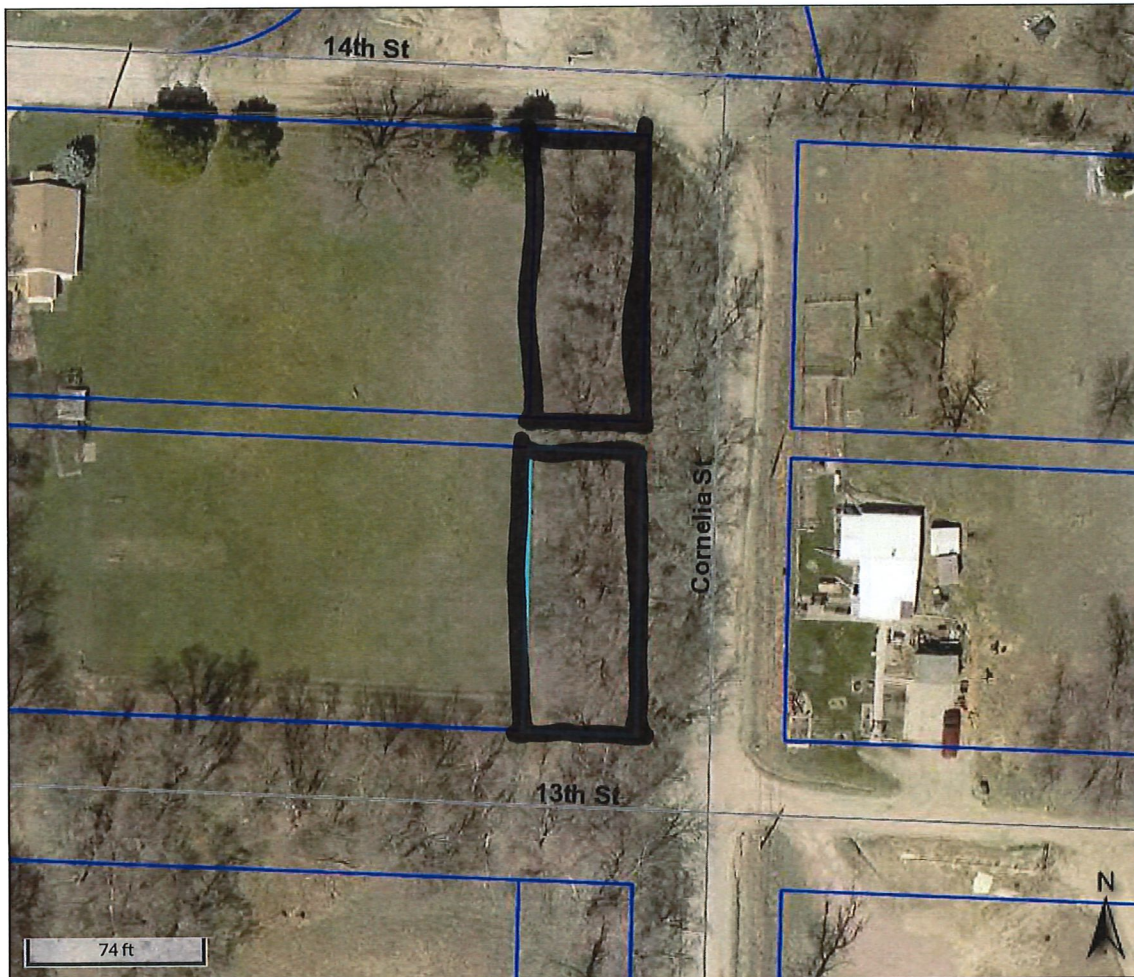
Minimum Bid Set by Supervisor: \$250.00 \$50 - Matthew Uy 5-8-24

Date and Time Set for Auction:

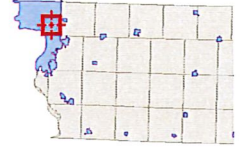
\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894726127005	Alternate ID	326010	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3315 13TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LONG VIEW LOT 12 BLK 3				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 1/18/2022  
 Last Data Uploaded: 1/17/2022 7:20:16 PM

Developed by  Schneider  
 GEOSPATIAL

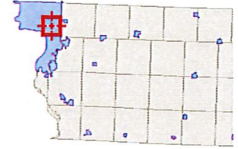




# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894726127005	Alternate ID	326010	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3315 13TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	LONG VIEW LOT 12 BLK 3				
	(Note: Not to be used on legal documents)				

Date created: 1/18/2022  
 Last Data Uploaded: 1/17/2022 7:20:16 PM

Developed by Schneider  
 GEOSPATIAL

# RESOLUTION #

## NOTICE OF PROPERTY SALE

### Parcels #894726126007 & #894726126004

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

**Lot Twelve (12) & the West Twenty-five (25) feet vacated Paxton Street Abutting Block Four (4) in Long View Addition to Sioux City and Woodbury County Iowa (3273 13<sup>th</sup> Street)**

**Lot One (1) & the West Twenty-five (25) feet vacated Paxton Street Abutting Block Four (4) in Long View Addition to Sioux City and Woodbury County Iowa (3274 14<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 **4<sup>th</sup> Day of June, 2024 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 at a public auction to be held on the **4<sup>th</sup> Day of June, 2024**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$471.00** 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 21<sup>st</sup> Day of May, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Jackie Lawrence Date: 7/6/21  
Address: 3300 14<sup>th</sup> St. Phone: 212-1780

Address or approximate address/location of property interested in:  
3273 13<sup>th</sup> St.

GIS PIN # 894726126007

\*This portion to be completed by Board Administration\*

Legal Description:

Lot 12  $\frac{3}{4}$  - the west 25 ft vacated  
Paxton Street Abutting Block 4  
in Long View Addition, Woodbury County, Iowa

Tax Sale #/Date: #1057 6/20/2011 Parcel # 326190

Tax Deeded to Woodbury County on: 12/19/23

Current Assessed Value: Land \$7,300 Building  $\phi$  Total \$7,300

Approximate Delinquent Real Estate Taxes: \$1,622

Approximate Delinquent Special Assessment Taxes: \$13,228

\*Cost of Services: \$136

Inspection to: ~~Rocky DeWitt~~ Matthew Uy Date: 7/8/21 <sup>5-8-24</sup>

Minimum Bid Set by Supervisor: ~~\$30500 PLUS FEES, IF ANY~~  
\$100 ~~to~~ 3 - Matthew Uy 5-8-24

Date and Time Set for Auction:

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.

(MinBidReq/MSWord) Total minimum bid for both parcels: \$471  
Tuesday, June 4<sup>th</sup> @ 4:37 p.m.

REQUEST FOR MINIMUM BID

Name: Katie Betsworth Date: 10/18/20  
Address: 8915 Neil St. - Thornton, CO 80260 Phone: 720-692-7312

Address or approximate address/location of property interested in:  
3274 14<sup>th</sup> St.

GIS PIN # 894726126004

*\*This portion to be completed by Board Administration \**

Legal Description:

Lots 7 and 12 and the west 25 feet of vacated Paxton Street abutting said lots 1 and 12 all in Block 4 Longview Addition, Sioux City, Iowa, a replat of Blocks 1 to 8 inclusive, 10 to 20 inclusive and 30 to 33, of George and Taylor's addition.

Tax Sale #/Date: # 1095 6/17/2013 Parcel # 3260025

Tax Deeded to Woodbury County on: 12/19/23

Current Assessed Value: Land \$9,100<sup>-</sup> Building 0 Total \$9,100<sup>-</sup>

Approximate Delinquent Real Estate Taxes: \$13,1620<sup>-</sup>

Approximate Delinquent Special Assessment Taxes: \$47,540<sup>-</sup>

\*Cost of Services: \$135<sup>-</sup>

Inspection to: Matthew Wang Date: 10/18/20

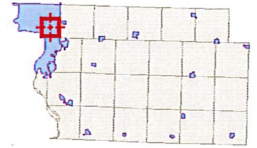
Minimum Bid Set by Supervisor: \$100

Date and Time Set for Auction: \_\_\_\_\_

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Date created: 5/16/2024  
Last Data Uploaded: 5/16/2024 12:51:52 AM

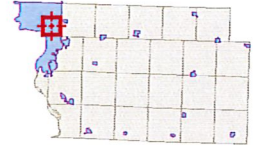
Developed by  **Schneider**  
GEOSPATIAL



# Beacon™ Woodbury County, IA / Sioux City



## Overview



## Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Date created: 5/16/2024  
Last Data Uploaded: 5/16/2024 12:51:52 AM

Developed by  Schneider  
GEOSPATIAL

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

Date: 5/30/24

Weekly Agenda Date: 6/4/24

**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 5/29/24 meeting to approve the final plat of Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.  
B) Motion to accept and approve Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval. The Woodbury County Zoning Commission voted to recommend the acceptance and approval of the Thompson Farm Addition final plat to the Woodbury County Board of Supervisors following their public hearing on May 29, 2024.

**PROPERTY DETAILS**

Parcel(s): 884621200002

Township/Range: T88N R46W (Floyd)

Section: 21

Quarter: NW ¼ NE ¼

Zoning District: Agricultural Preservation (AP)

Floodplain: Area to be subdivided not in the floodplain (Zone X)

**FINANCIAL IMPACT:**

0

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

Yes  No

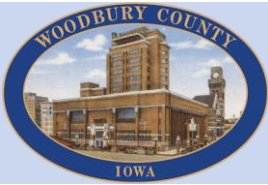
**RECOMMENDATION:**

Receive the final report and P&Z Commission's recommendation from their 5/29/24 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.
- B) Motion to accept and approve Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.





# WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101  
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

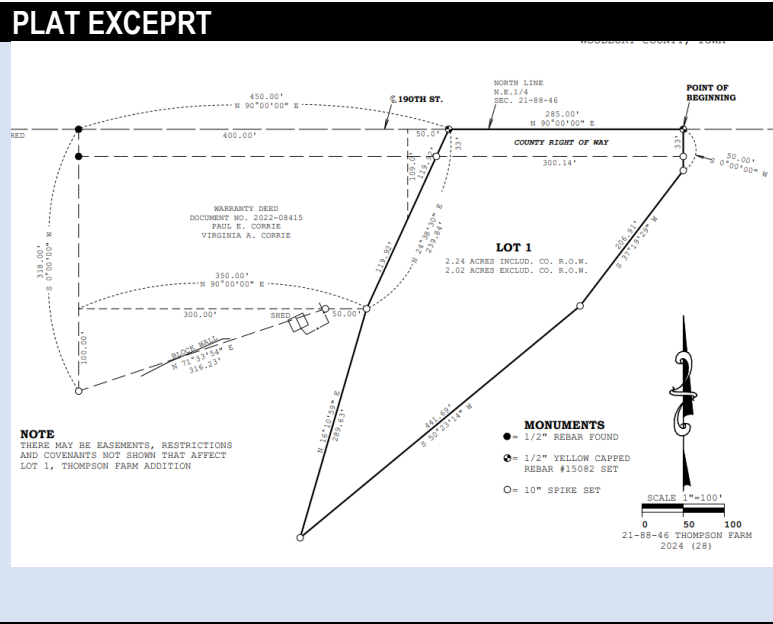
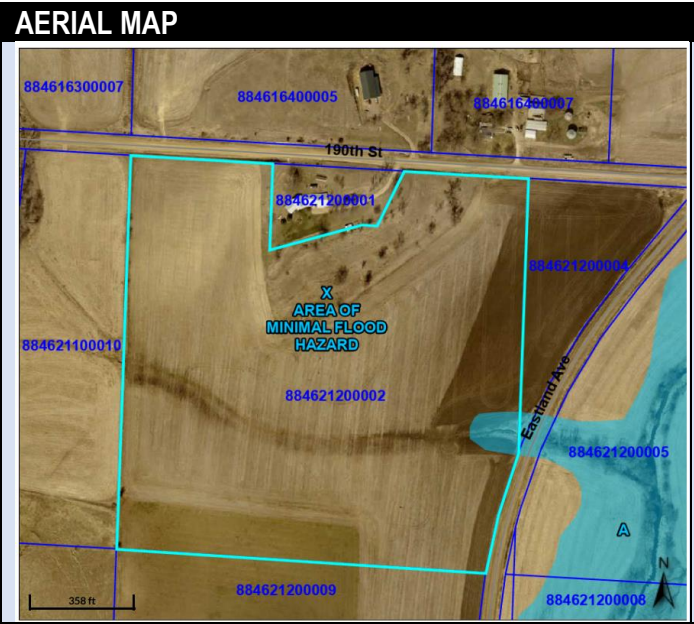
Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

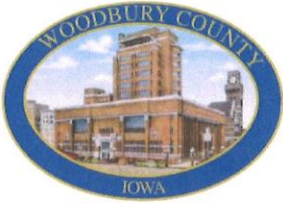
## FINAL REPORT – MAY 30, 2024 THOMPSON FARM ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Mark W. & Mary J. Thompson Joint Revocable Trust	Parcel(s):	884621200002	Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Application Type:	Minor Subdivision	Township/Range:	T88N R46W (Floyd)	Legal Notification	
Name of Subdivision:	Thompson Farm Addition	Section:	21	Neighbor(s) Notification	
Application Date:	April 22, 2024	Quarter:	NW ¼ NE ¼	Stakeholder(s) Comments	
Number of Lots:	One (1)	Zoning District:	Agricultural Preservation (AP)	Review Criteria / Applicant Responses	
Total Acres:	2.24	Floodplain:	Area to be subdivided not in the floodplain (Zone X)	Application	
Extrateritorial Review:	Bronson	Property Address:	N/A	Supporting Documentation	
Legal Notice Date:	May 14, 2024				
Neighbor(s) Notice Date:	May 10, 2024				
Stakeholder(s) Notice Date:	April 29, 2024				
Zoning Commission Public Hearing Date:	May 29, 2024				
Board of Supervisors Agenda Date:	TBD				
Attorney:	Robert Rehan, 712-255-1085				
Surveyor:	Alan Fagan, 712-539-1471				

### SUMMARY

The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extrateritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval. The Woodbury County Zoning Commission voted 4-0 to recommend the acceptance and approval of the Thompson Farm Addition at their special meeting held on May 29, 2024.





**WOODBURY COUNTY  
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

RE: Recommendation: Thompson Farm Addition, Minor Subdivision Proposal

**PROPERTY DETAILS:**

Parcel(s): 884621200002  
Township/Range: T88N R46W (Floyd)  
Section: 21  
Quarter: NW ¼ NE ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Area to be subdivided not in the floodplain (Zone X)


Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Thompson Farm Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at a special meeting of the Woodbury County Zoning Commission on May 29, 2024.

Following the public hearing, the Zoning Commission voted 4-0 to recommend the acceptance and approval of the said final plat to the Woodbury County Board of Supervisors.

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

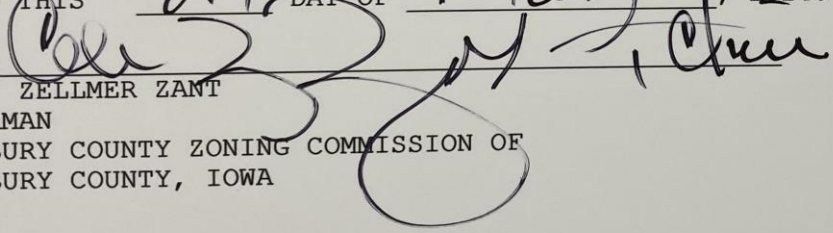
Dated this 29 day of May, 2024.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**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 THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29 DAY OF May, 2024 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 29 DAY OF May, 2024.

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

## Minutes - Woodbury County Zoning Commission – Special Meeting – May 29, 2024

The Zoning Commission (ZC) meeting convened on the 29<sup>th</sup> day of May, 2024 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

---

### 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:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=P3ZzHDdZIXM> (Part 1)
  - o <https://www.youtube.com/watch?v=uzj-CscxbYw> (Part 2)
  - o <https://www.youtube.com/watch?v=kUaruN29I14> (Part 3)

---

ZC Members Present:	Jeff Hanson, Tom Bride, Corey Meister, Chris Zant
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Les Thompson, Erica Thompson, Mary Thompson, Mark Thompson, Colin Chatterton, Jason Gall, Dolf Ivener, Kevin Alexander

### CALL TO ORDER

Chair Chris Zant called the meeting to order at 5:08 p.m. Barb Parker absent.

### PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None

**APPROVAL OF MINUTES:** April 22, 2024 minutes – Motion by Hanson to approve. Second by Bride. Meister and Zant abstained. Vote 2-0. Approval of the minutes failed and will be brought forward at the next available meeting of the Zoning Commission.

### PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – THOMPSON FARM ADDITION.

Priestley read the staff summary into the record. The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval.

Motion to close public hearing: Bride. Second: Hanson. Carried: 4-0. No questions or comments from public or board members. Motion to recommend approval of the Thompson Farm Addition final plat to the Board of Supervisors: Bride. Second: Hanson. Carried: 4-0.

### PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – HUSEN 2<sup>ND</sup> ADDITION.

Priestley read the staff summary into the record. Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust has filed for a seven (7) lot and one (1) outlot minor subdivision on the property identified as Parcel #874705200001 and referenced above. This subdivision is being completed to establish lots for residential purposes which also requires a Zoning Ordinance Map Amendment (Rezone) to the Agricultural Estates (AE) Zoning District. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer

found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is located in the Special Flood Hazard Area (SFHA) – Zone A. The Iowa DNR has reported a Base Flood Elevation Level of 1085.1 FT. The City of Sergeant Bluff exercised their extraterritorial review authority with the acceptance and approval of the Husen 2nd Additional, Woodbury County, Iowa final plat with the passage of Resolution No. 24-11. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Based on the County Engineer’s recommendation, staff recommends approval with the condition that the property owner’s sign a pavement agreement for any future improvements to 220th Street. Kevin Alexander addressed the Commission with concerns about water runoff in the area including the area where the previous subdivision, Husen Addition was located. Alexander shared a video with the Commission showing areas where water was collected. Dolf Ivener also addressed the Commission and indicated that this is a good proposal. Zellmer-Zant suggested that this process went through the County Engineer and the City of Sergeant Bluff and the Commission relies on the expertise of the stakeholders involved. Bride discussed future land use map and the area being removed from the floodplain. Motion by Bride to close the public hearing. Second by Meister. Carried 3-0. Meister motioned to recommend the Thompson Farm Addition to the Board of Supervisors with the condition a paving agreement be signed. Second: Bride. Carried: 3-0. Hanson abstained.

**PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874705200001.**

Priestley read the staff summary into the record. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001. Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006. Bride reiterated his comments about the future land use map as discussed during the previous agenda item. Motion by Bride to close public hearing. Second by Meister. Carried: 3-0. Motion to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001 to the Woodbury County Board of Supervisors: Bride. Second: Meister. Carried: 3-0. Hanson abstained.

**REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED ASPHALT MIXING (TEMPORARY) SITE ON PARCEL #894431100010 and PARCEL #894431100011.**

Priestley read the staff summary into the record. Consideration for a recommendation to the Board of Adjustment of the Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039. Colin Chatterton and Jason Gall addressed the Commission discussing the proposal including having their assets movable from the floodplain when necessary. They also discussed the project timeframe through the end of the year. Motion by Bride to recommend approval of the conditional use permit application to the Board of Adjustment with conditions that all Iowa Department of Natural Resources (IDNR) regulations be complied with including applicable floodplain development permits and following all permitting guidelines set forth. Second: Hansen. Carried: 4-0.

**NO PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

None.

**STAFF UPDATE**

Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

**NO COMMISSIONER COMMENT OF INQUIRY**

**MOTION TO ADJOURN:**

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:56 PM.



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: MARK W. THOMPSON  
Name of Owner

Mailing Address: 1995 EASTLAND AVE. BRANSON, IA 57007-0106  
Street City or Town State and Zip + 4

Property Address: NO ADDRESS YET  
Street City or Town State and Zip + 4

Ph/Cell #: 712 203-0387 E-mail Address: \_\_\_\_\_

To subdivide land located in the NW-NE Quarter of Section 21-88-46

Civil Township FLOYD GIS Parcel # 88462120002

Name of Subdivision: THOMPSON FARM ADDITION

Subdivision Area in Acres 2.24 Number of Lots 1

**Attachments:**

- 1. Eight (8) copies of grading plans; if required. N/A
- 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:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN L. FAGAN Ph/Cell: 712 539-1471

Attorney: ROBERT REHAN Ph/Cell: 712 255-1085

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

Owner's Signature: [Signature]  
ALAN FAGAN FOR OWNER

Zoning Director: [Signature]

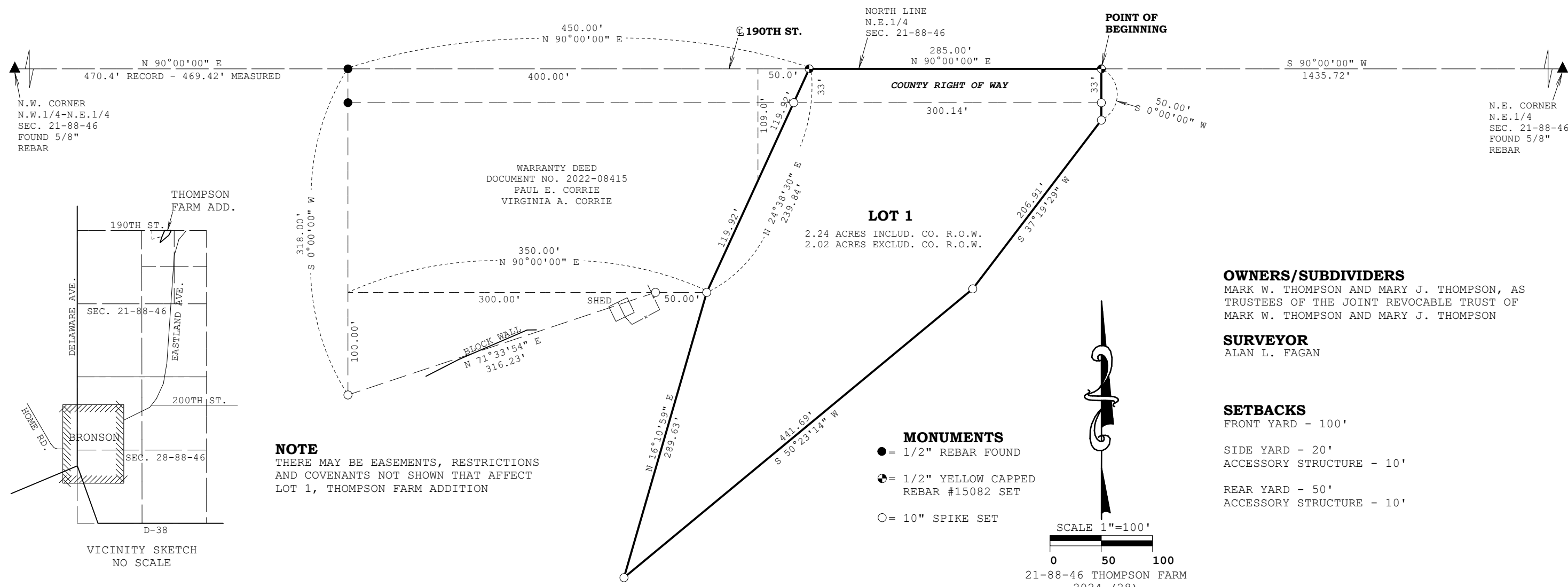
**For Office Use Only:**

Zoning District AP Flood District X Date 4-22-24 No. 6975

Application Fee 4 Lots or less (\$300\*+ Additional Fees) \$ 300 CK#13329  
5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

\*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.

FINAL PLAT  
A MINOR SUBDIVISION PLAT  
OF  
THOMPSON FARM ADDITION  
WOODBURY COUNTY, IOWA



**NOTE**  
THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LOT 1, THOMPSON FARM ADDITION

**OWNERS/SUBDIVIDERS**  
MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

**SURVEYOR**  
ALAN L. FAGAN

**SETBACKS**  
FRONT YARD - 100'  
SIDE YARD - 20'  
ACCESSORY STRUCTURE - 10'  
REAR YARD - 50'  
ACCESSORY STRUCTURE - 10'

**MONUMENTS**  
● = 1/2" REBAR FOUND  
◐ = 1/2" YELLOW CAPPED REBAR #15082 SET  
○ = 10" SPIKE SET

SCALE 1"=100'  
0 50 100  
21-88-46 THOMPSON FARM  
2024 (28)

**BOARD OF SUPERVISORS' RESOLUTION**  
**RESOLUTION NO. \_\_\_\_\_**

RESOLUTION ACCEPTING AND APPROVING THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THOMPSON FARM 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 THOMPSON FARM 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST:  
\_\_\_\_\_  
PATRICK F. GILL  
SECRETARY

**TITLE OPINION**

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir:

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 Thompson Farm Addition, Woodbury County, Iowa, described more particularly as:

Part of the N.W. 4 of the N.E. 4 of Section 21, Township 88 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the N.E. corner of said N.E. 4; thence S. 90°00'00" W. along the North Line of said N.E. 4 for 1,435.72 feet to the point of beginning; thence S. 00°00'00" W. for 50.00 feet; thence S. 37°19'29" W. for 206.91 feet; thence S. 50°23'14" W. for 441.69 feet; thence N. 16°10'59" E. for 289.63 feet to the Southeast corner of a parcel described on a Warranty Deed recorded on Document Number: 2022-08415 in the Woodbury County Recorder's Office; thence N. 24°38'30" E. along the Easterly Line of said parcel for 239.84 feet to the Northeast corner of said parcel and the North Line of said N.E. 4; thence N. 90°00'00" E. along said North Line for 285.00 feet to the point of beginning. Containing 2.24 acres including County right of way and 2.02 acres excluding said right of way.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2024 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Mark W. Thompson and Mary J. Thompson, as Trustees of the Joint Revocable Trust of Mark W. Thompson and Mary J. Thompson, dated September 14, 2021, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Easement shown under a Real Estate Contract attached to an Application for Authority to Sell Real Estate filed February 26, 2008 in the Estate of Rena E. Kenney, No. ESPR050737 (Seller) and Mark W. Thompson and Mary J. Thompson (Buyers) allowing Joan Fouts Mosier the right to use the water from a well located on the property being purchased by Thompson and allowing Fouts Mosier to use, repair, maintain or replace the well.

b) Easement filed December 19, 1939 in Book 146 Misc., Page 25 conveyed to Woodbury County Rural Electric Co-Operative Association, its successors and assigns in connection with the operation of an electric line.

c) Deed filed February 20, 1946 in Book 105, Page 76 which reserves a rail road right of way over and across the NE 4 of 21-88-46.

d) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;

e) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;

f) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.

g) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.

h) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899.

i) Matters reflected on the final plat of Thompson Farm Addition, Woodbury County, Iowa.

j) 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: \_\_\_\_\_, 2024.

\_\_\_\_\_  
ROBERT J. REHAN  
Attorney at Law

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2024.

\_\_\_\_\_  
PATRICK F. GILL  
WOODBURY COUNTY AUDITOR  
BY: DIANE SWOBODA PETERSON, DEPUTY

**CERTIFICATE OF COUNTY ASSESSOR**

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_, 2024.

\_\_\_\_\_  
JULIE CONOLLY  
WOODBURY COUNTY ASSESSOR

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

**SURVEYOR'S DESCRIPTION:**

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4; THENCE S.90°00'00"W. ALONG THE NORTH LINE OF SAID N.E.1/4 FOR 1435.72 FEET TO THE POINT OF BEGINNING; THENCE S.0°00'00"W. FOR 50.00 FEET; THENCE S.37°19'29"W. FOR 206.91 FEET; THENCE S.50°23'14"W. FOR 441.69 FEET; THENCE N.16°10'59"E. FOR 289.63 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER: 2022-08415 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.24°38'30"E. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 239.84 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.02 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.E.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**

STATE OF IOWA :  
COUNTY OF WOODBURY: : SS

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_

O'CLOCK \_\_\_\_M. RECORDED IN PLAT ENVELOPE \_\_\_\_\_, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_

\_\_\_\_\_  
PATRICK F. GILL  
AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

**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 THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_\_\_, 2024.

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

**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 THOMPSON FARM 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
ALAN L. FAGAN  
IOWA NO. 15082



**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 FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_

\_\_\_\_\_  
TINA BERTRAND  
TREASURER,  
WOODBURY COUNTY, IOWA

**COUNTY ENGINEER'S CERTIFICATE**

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

\_\_\_\_\_  
MARK NAHRA, P.E.  
COUNTY ENGINEER  
WOODBURY COUNTY, IOWA

DATE OF SURVEY: DECEMBER 2023
<b>INDEX LEGEND</b>
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): 21 T. 88 N., R. 46 W.
ALIQUOT PART: PART OF THE N.W.1/4 OF THE N.E.1/4
CITY:
SUBDIVISION:
BLOCK(S):
LOT(S):
PROPRIETOR(S): MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON & MARY J. THOMPSON
REQUESTED BY: MARK W. THOMPSON

\_\_\_\_\_  
MARK W. THOMPSON  
TRUSTEE

\_\_\_\_\_  
MARY J. THOMPSON  
TRUSTEE

STATE OF IOWA :  
WOODBURY COUNTY: : SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, DATED SEPTEMBER 14, 2021, 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: \_\_\_\_\_

**PLANNING AND 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:

	<p><b>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.</b></p>
	<p>Staff reviewed the subdivision application, deemed it complete, and verified the final plat’s conformance to the County’s Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.</p>
	<p><b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b></p>
	<p>Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.</p>
	<p><b>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</b></p>
	<p>Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.</p>
	<p><b>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</b></p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p><b>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.</b></p>
	<p>Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.</p>

**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:

	<p><b>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 for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b></p>
	<p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.</p>
	<p><b>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</b></p>
	<p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a “Staff Report” format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.</p>
	<p><b>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</b></p>
	<p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.</p>
	<p><b>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.</b></p>
	<p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission’s recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p>




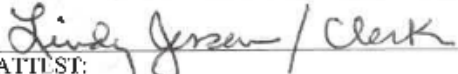
Resolution # 8-2024

CITY OF BRONSON, WOODBURY COUNTY, IOWA  
CITY COUNCIL RESOLUTION NO. 8-2024

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF THOMPSON FARM ADDITION,  
WOODBURY COUNTY, IOWA.


NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
BRONSON, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF THOMPSON FARM ADDITION,  
WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS  
RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED 4-9-24  
  
\_\_\_\_\_  
JASON GARNAND  
MAYOR

APPROVED 4-9-24  
  
\_\_\_\_\_  
LINDY JESSEN  
CITY CLERK

STATE OF IOWA :  
                          : SS  
COUNTY OF WOODBURY :

I, LINDY JESSEN, CLERK OF THE CITY OF BRONSON, WOODBURY COUNTY, IOWA, DO  
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A  
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF THOMPSON FARM ADDITION,  
WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY  
COUNCIL OF SAID CITY ON THE 9th DAY OF April, 2024 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 4-9-24  
  
\_\_\_\_\_  
JASON GARNAND  
MAYOR  
  
\_\_\_\_\_  
LINDY JESSEN  
CITY CLERK

BRONSON RESOLUTION

Sioux City Journal  
AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:  
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHR0  
PUBLISHER ID: COL-IA-500365  
NOTICE NAME: ZC-5-29-24  
Publication Fee: \$82.09

*Nichole Seitz*  
(Signed) \_\_\_\_\_

VERIFICATION

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
Nicole Burkholder, Notary Public  
Lancaster County  
My commission expires March 30, 2027  
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

*Nicole Burkholder*  
\_\_\_\_\_  
Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION**  
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on **May 29, 2024 at 5:00 PM** or as soon thereafter as the matters may be considered.  
Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 602 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 4th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 345 021 0194 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, 602 Douglas St, Sioux City, IA 51103. Emails should be sent to Daniel Priestley at [dapriestley@woodburycounty.gov](mailto:dapriestley@woodburycounty.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.  
Item One (1)  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R40W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of Parcel #6449121010. The property is approximately 1.1 miles south of the City of Blonsau. The property is located in the Agricultural Preservation (AP), Zoning District and is on the south side of 159th Street. Property Owner/Applicant: Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Stormon, IA 51007-0106 / Mark W. Thompson, 1995 Eastland Ave., Stormon, IA 51007-0106.  
Item Two (2)  
Zoning Ordinance Map Amendment (Rezoning) Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Duff Iversen representing Mayo's Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.  
The proposal is to rezone from the Agricultural Preservation (AP), Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R2W (Iversen Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:  
A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889.8411 E. 182.08 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 321'15.90"W. 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°34'25"W. 125.05 FEET TO THE WEST LINE OF SAID NORTH-EAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E. 565.25 FEET TO THE POINT OF BEGINNING. (PDS) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
Property Owner(s): Mayo's Family Farm, LLC, 3701 Chyanne Blvd., Sioux City, IA 51104 and Blain and Bonnie Iversen Trust UTD July 6, 2006, 3701 Chyanne Blvd., Sioux City, IA 51104. Petitioner/Applicant(s): Duff Iversen representing Mayo's Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.  
Item Three (3)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) – Zone A. Applicant(s)/Property Owner(s): Doll Ivener representing / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	7
Notification Letter Date:	May 10, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	May 29, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS	COMMENTS			
Trustee of the Joint Revocable Trust of Mark W. Thompson & Mary J. Thompson	1995 Eastland Ave.	Bronson	IA	51007-0106	None
Paul E. Corrie and Virginia A. Corrie	2060 190th Street	Bronson	IA	51007	None
Raymond Haafke	2108 190th Street	Bronson	IA	51007-8011	None
Trustees of the Roland E. McNear & Lynda M. McNear Revocable Living Trust	1974 Delaware Ave.	Bronson	IA	51007	None
Scott E. Schroeder & Michelle M. Schroeder	111 Hill Street	Bronson	IA	51007	None
Corrie R. Schroeder Life Estate reserved by Scott E. Schroeder and Michelle M. Schroeder	2067 190th Street	Bronson	IA	51007	None
Linda L. Aakhus	PO Box 46	Lawton	IA	51030-0046	None

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF LAWTON:	None
FIBERCOMM:	None
FLOYD TOWNSHIP:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LONGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have no conflicts. Have a great week! – Casey Meinen, 4/30/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 4/30/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No comments from NuStar. – Matt McGee, 4/30/24.
SIouxLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	<b>REVIEW MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	Looks ok to me. – Diane Swoboda Peterson, 4/29/24.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 4/23/24.
WOODBURY COUNTY TREASURER:	All certified taxes are paid in full on this parcel. We do not have any other comments or concerns. – Tina Bertrand, 4/29/24.



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
 Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
 Mark J. Naha, P.E.  
 mnaha@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
 Benjamin T. Kusler, E.I.T.  
 bkusler@woodburycountyiowa.gov

SECRETARY  
 Tish Brice  
 tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator  
 From: Mark J. Naha, County Engineer  
 Date: May 20, 2024  
 Subject: Thompson Farm Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated April 29, 2024.

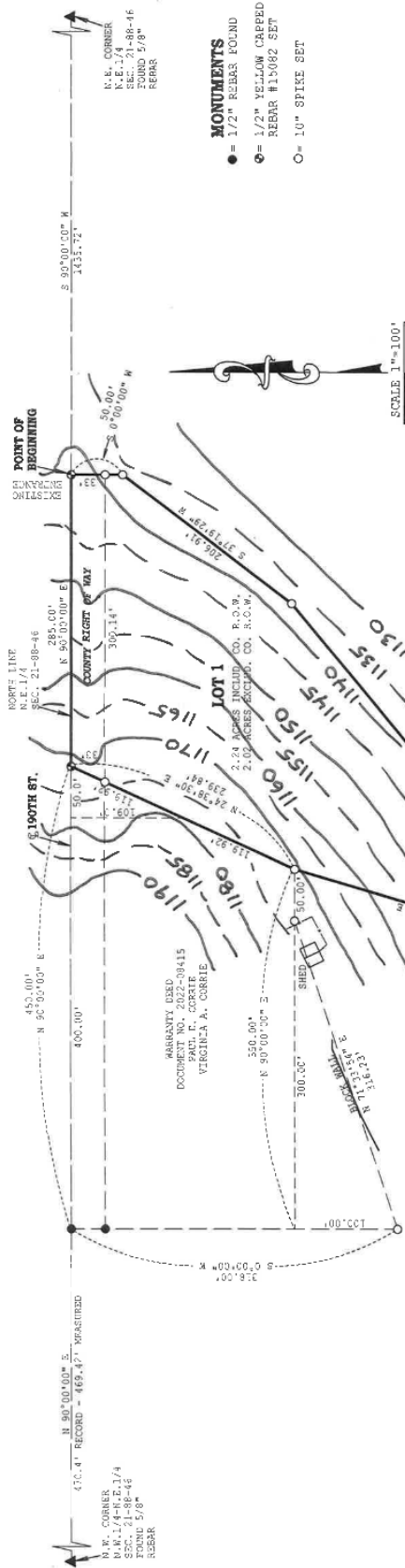
I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway has been in use as an agricultural entrance, has been improved with a new culvert, and is approved for residential use.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

**PRELIMINARY DRAWING**  
 A MINOR SUBDIVISION PLAT  
 OF  
**THOMPSON FARM ADDITION**  
 WOODBURY COUNTY, IOWA



**NOTE**  
 THESE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN. THEY AFFECT LOT 1, THOMPSON FARM ADDITION

**OWNERS/SUBDIVIDERS**  
 MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

**SURVEYOR**  
 ALAN S. FAGAN

**ZONING**  
 AG AG PRESERVATION

**WATER/SEWER**  
 PRIVATE WELL/SEPTIC SYSTEM

**POWER**  
 WOODBURY COUNTY REC

**TELEPHONE**  
 N/A TEL

**SETBACKS**  
 FRONT YARD - 100'  
 SIDE YARD - 20'  
 ACCESSORY STRUCTURE - 10'  
 REAR YARD - 50'  
 ACCESSORY STRUCTURE - 10'

**TELEPHONE**  
 N/A TEL

**SETBACKS**  
 FRONT YARD - 100'  
 SIDE YARD - 20'  
 ACCESSORY STRUCTURE - 10'  
 REAR YARD - 50'  
 ACCESSORY STRUCTURE - 10'

**TELEPHONE**  
 N/A TEL

VICINITY SKETCH  
 NO SCALE

**SURVEYOR'S DESCRIPTION:**  
 PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4; THENCE S. 90°00'00"W, ALONG THE NORTH LINE OF SAID N.E.1/4 FOR 1435.72 FEET TO THE POINT OF BEGINNING; THENCE S. 10°00'00"W, FOR 100.00 FEET; THENCE S. 16°10'59"E, FOR 285.00 FEET TO THE SOUTHEASTLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER 2022-56415 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N. 24°38'30"E, ALONG THE EASTERLY LINE OF SAID PARCEL FOR 239.84 FEET TO THE NORTHEASTLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4; THENCE N. 90°00'00"E, ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.02 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

**NOTE:** THE NORTH LINE OF SAID N.E.1/4 IS ASSUMED TO BEAR N. 90°00'00"E.

AL FAGAN  
 LAND SURVEYING, P.C.  
 P.O. BOX 838  
 MELRILL, IA 51038  
 712.556-1471

DATE OF SURVEY: DECEMBER 2023

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir:

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 Thompson Farm Addition, Woodbury County, Iowa, described more particularly as:

Part of the N.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 21, Township 88 North, Range 46 West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the N.E. corner of said N.E.  $\frac{1}{4}$ ; thence S. 90°00'00" W. along the North Line of said N.E.  $\frac{1}{4}$  for 1,435.72 feet to the point of beginning; thence S. 00°00'00" W. for 50.00 feet; thence S. 37°19'29" W. for 206.91 feet; thence S. 50°23'14" W. for 441.69 feet; thence N. 16°10'59" E. for 289.63 feet to the Southeasterly corner of a parcel described on a Warranty Deed recorded on Document Number: 2022-08415 in the Woodbury County Recorder's Office; thence N. 24°38'30" E. along the Easterly Line of said parcel for 239.84 feet to the Northeasterly corner of said parcel and the North Line of said N.E.  $\frac{1}{4}$ ; thence N. 90°00'00" E. along said North Line for 285.00 feet to the point of beginning. Containing 2.24 acres including County right of way and 2.02 acres excluding said right of way.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2024 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Mark W. Thompson and Mary J. Thompson, as Trustees of the Joint Revocable Trust of Mark W. Thompson and Mary J. Thompson, dated September 14, 2021, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Easement shown under a Real Estate Contract attached to an Application for Authority to Sell Real Estate filed February 26, 2008 in the Estate of Rena E. Kenney, No. BSPR050737 (Seller) and Mark W. Thompson and Mary J. Thompson (Buyers) allowing Joan Fouts Mosier the right to use the water from a well located on the property being purchased by Thompson and allowing Fouts Mosier to use, repair, maintain or replace the well.

b) Easement filed December 19, 1939 in Book 146 Misc., Page 25 conveyed to Woodbury County Rural Electric Co-Operative Association, its successors and assigns in connection with the operation of an electric line.

c) Deed filed February 20, 1946 in Book 105, Page 76 which reserves a rail road right of way over and across the NE ¼ of 21-88-46.

d) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;

e) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;

f) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.

g) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.

h) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899,

i) Matters reflected on the final plat of Thompson Farm Addition, Woodbury County, Iowa.

j) 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: \_\_\_\_\_, 2024.

---

ROBERT J. REHAN  
Attorney at Law



## Woodbury County, IA / Sioux City

### Summary

**Parcel ID** 884621200002  
**Alternate ID** 816360  
**Property Address** N/A  
**Sec/Twp/Rng** 21-88-46  
**Brief** NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE  
**Tax Description** (Note: Not to be used on legal documents)  
**Deed Book/Page** [2021-12736 \(9/14/2021\)](#)  
**Gross Acres** 36.45  
**Net Acres** 36.45  
**Adjusted CSR Pts** 2393.27  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0026 FLOYD/LAWTON-BRONSON  
**School District** LAWTON BRONSON  
**Neighborhood** N/A

### Owner

**Deed Holder**  
[THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST](#)  
[1995 EASTLAND AVE](#)  
 BRONSON IA 51007-0106  
**Contract Holder**  
**Mailing Address**  
 THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST  
 1995 EASTLAND AVE  
 BRONSON IA 51007-0106

### Land

**Lot Area** 36.45 Acres ; 1,587,762 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/14/2021	THOMPSON MARK W & MARY J	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST	2021-12736	No consideration	Deed		\$0.00
4/25/2008	KENNEY RENA E ESTATE,% BONNIE MITCHELL EXECUTOR	THOMPSON MARY J & MARK W	697/9935	TRANSFER TO / BY ESTATE	Deed		\$224,510.00
8/27/2007	KENNEY RENA E	KENNEY RENA E ESTATE	693/3700	TRANSFER TO / BY ESTATE	Deed		\$0.00
7/18/2002	NORWEST BANK IOWA NA TRUSTEE ,CECIL G KENNEY TRUST % ICG	KENNEY RENA	546/2113	NO CONSIDERATION	Deed		\$0.00

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

### Valuation

	2024	2023	2022	2021	2020
Classi cation	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260

### Sioux City Special Assessments and Fees

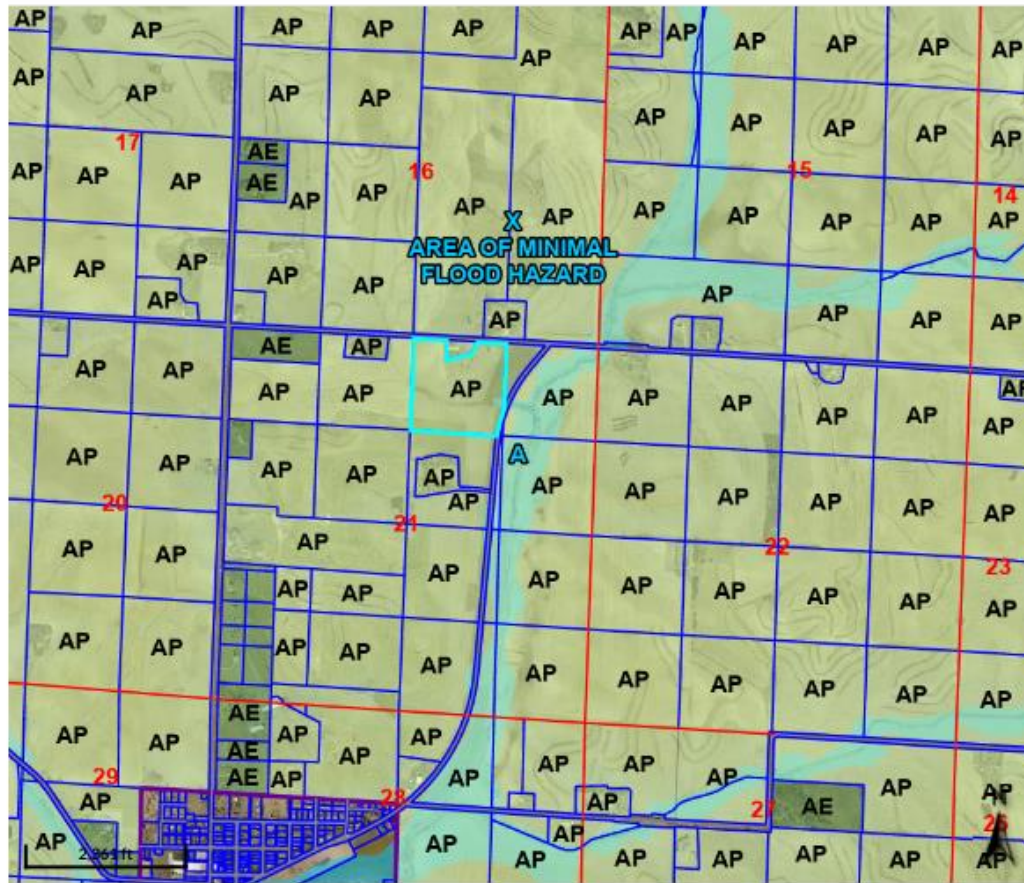
[Click here to view special assessment information for this parcel.](#)

### Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

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

**Beacon**™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID 884621200002 Alternate ID 816360 Owner Address THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST  
 Sec/Twp/Rng 21-88-46 Class A 1995 EASTLAND AVE  
 Property Address Acreage 36.45 BRONSON, IA 51007-0106  
 District 0026  
 Brief Tax Description NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE  
 (Note: Not to be used on legal documents)

Date created: 4/5/2024  
 Last Data Uploaded: 4/5/2024 9:13:02 PM

Developed by Schneider GEOSPATIAL

**SPECIAL FLOOD HAZARD AREA (SFHA) MAP**



**Overview**



**Legend**

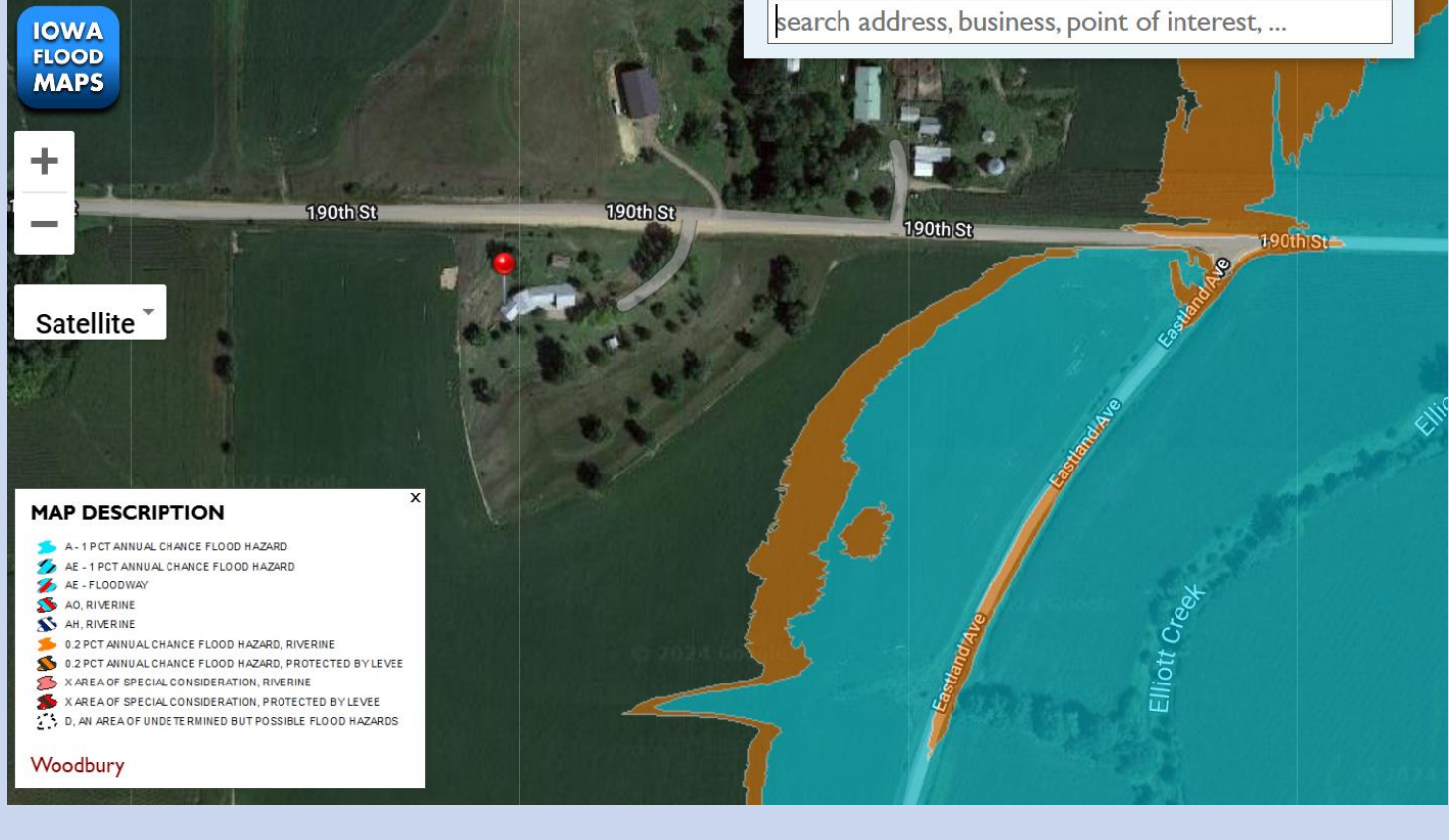
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

<b>Parcel ID</b>	884621200002	<b>Alternate ID</b>	816360	<b>Owner Address</b>	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
<b>Sec/Twp/Rng</b>	21-88-46	<b>Class</b>	A		1995 EASTLAND AVE
<b>Property Address</b>		<b>Acreage</b>	36.45		BRONSON, IA 51007-0106
<b>District</b>	0026				
<b>Brief Tax Description</b>	NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO PT OF BEG NW NE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/5/2024  
 Last Data Uploaded: 4/5/2024 9:13:02 PM

Developed by Schneider GEOSPATIAL

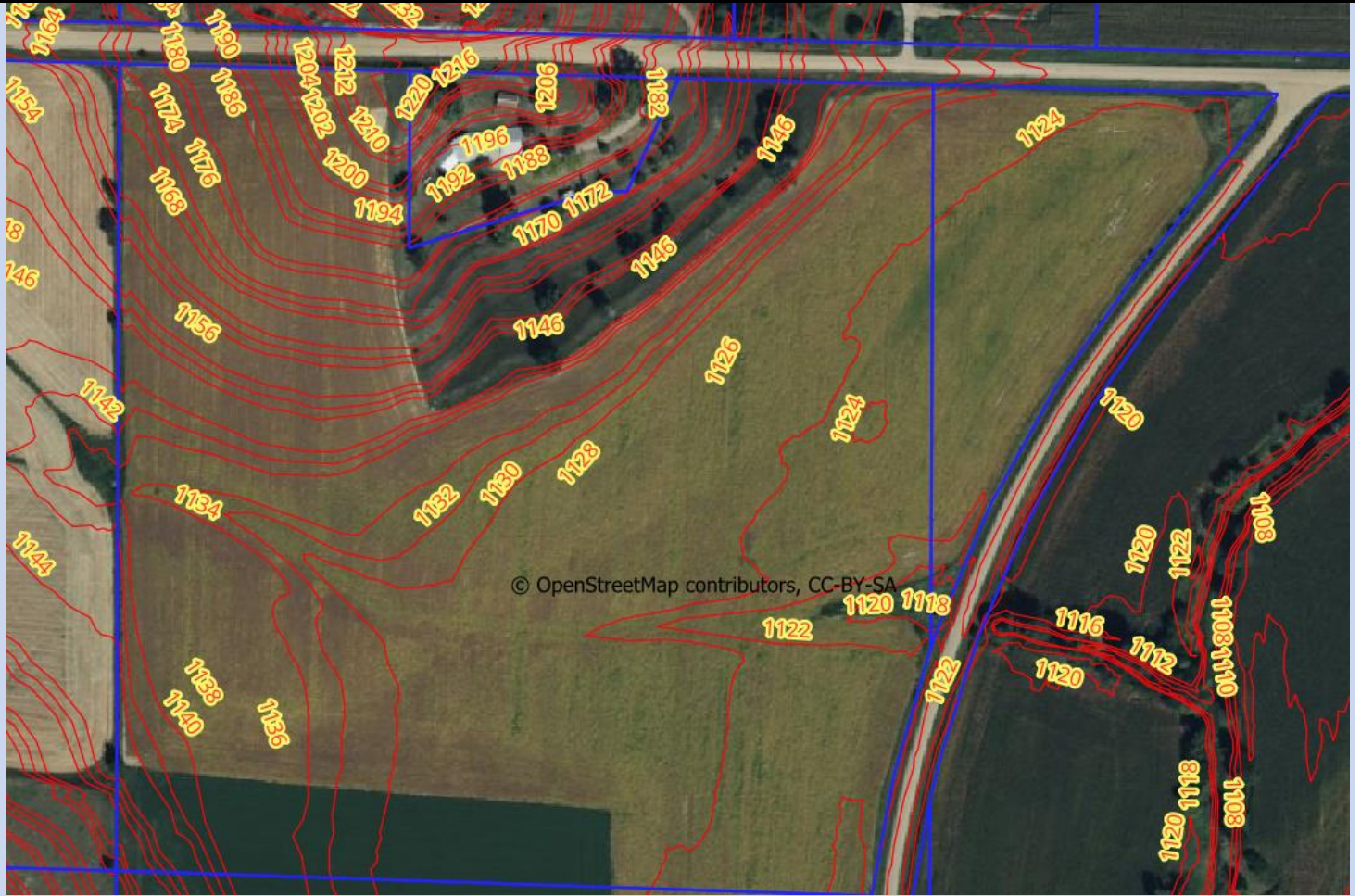
# DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP



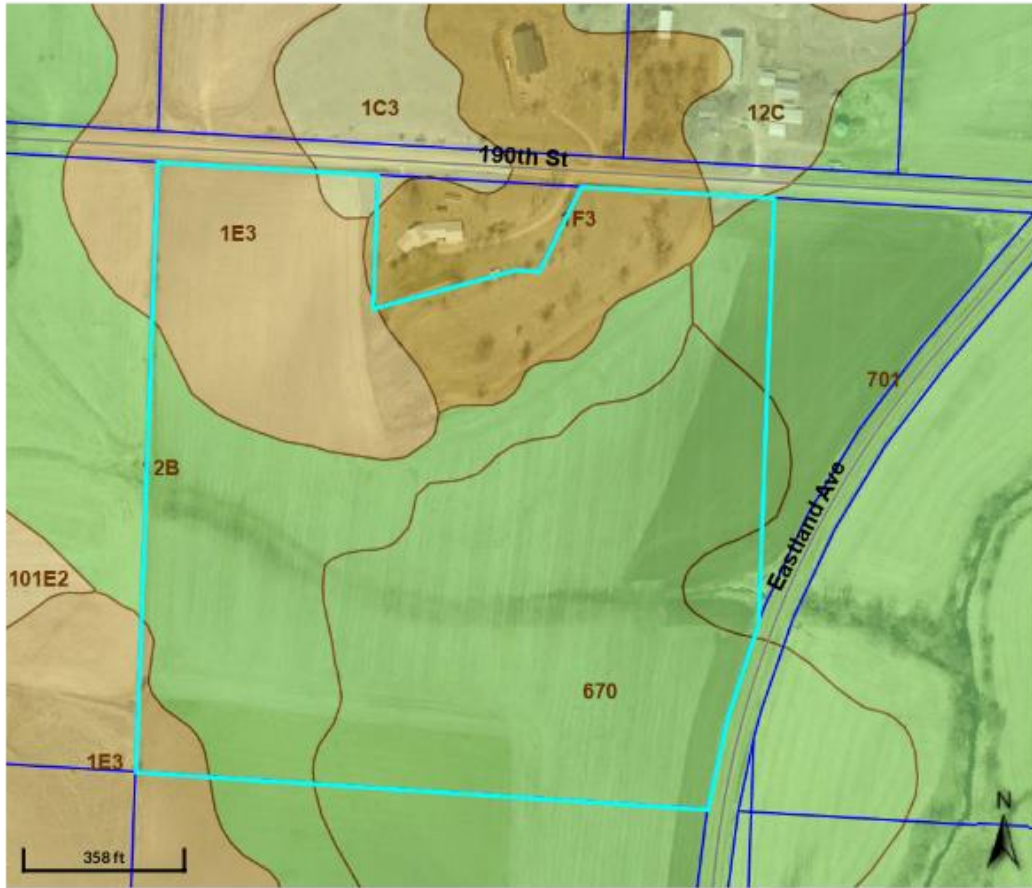
## BASE FLOOD ELEVATION DATA

Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is less than five (5) acres.

ELEVATION MAP



**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Soils
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID	884621200002	Alternate ID	816360	Owner Address	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
Sec/Twp/Rng	21-88-46	Class	A		1995 EASTLAND AVE
Property Address		Acreage	36.45		BRONSON, IA 51007-0106
District	0026				
Brief Tax Description	NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 FT TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE (Note: Not to be used on legal documents)				

Date created: 4/5/2024  
 Last Data Uploaded: 4/5/2024 9:13:02 PM

Developed by Schneider  
 GEOSPATIAL

## Woodbury County, IA / Sioux City

### Summary

Parcel ID	884621200002		
Gross Acres	36.45		
ROW Acres	0.00		
Gross Taxable Acres	36.45		
Exempt Acres	0.00		
Net Taxable Acres	36.45	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	65.73	(2395.79 CSR2 Points / 36.45 Gross Taxable Acres)	

Aglan d Active Con g 2017 CSR2

### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	32.46	72.46	2,352.10	2,352.10
Non-Crop	3.99	10.95	43.69	41.17
<b>Total</b>	<b>36.45</b>		<b>2,395.79</b>	<b>2,393.27</b>

### Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	9.45	878.85	878.85
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.07	6.23	6.23
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	14.77	1,211.14	1,211.14
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	79.00	1.72	135.88	135.88
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.17	9.86	9.86
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.99	107.82	107.82
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	0.29	2.32	2.32
Non-Crop	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	0.01	0.93	0.47
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.02	1.78	0.92
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.06	3.48	2.28
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.63	11.34	11.34
Non-Crop	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	3.27	26.16	26.16
<b>Total</b>				<b>36.45</b>	<b>2,395.79</b>	<b>2,393.27</b>

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 4/5/2024, 8:13:02 PM

Contact Us

Developed by



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

Date: 05/28/24

Weekly Agenda Date: 06/04/24

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** John Malloy, WCICC-IT

**WORDING FOR AGENDA ITEM:**

Upcoming County Employee Portal Update

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Upcoming County Employee Portal Update

**BACKGROUND:**

Over a period of approximately six months, WCICC-IT worked with Neapolitan Labs (the developer of the County Web Site) to create and launch a City of Sioux City Employee and WCICC-IT Portal. The City Employee Portal was well-received by City employees and City Leadership. For phase two of the project, WCICC-IT is again working with Neapolitan Labs to create a County Employee Portal.

The County Employee Portal will feature Human Resources, IT and the Auditor's Offices. Anticipated content will include, but not be limited to, HR Forms, Tyler Access, IT Help Desk information, Employee Directory, Facilities and FAQ. County employees will be required to authenticate and will have Portal access from a default browser home-page or the County Web Site.



**FINANCIAL IMPACT:**

Total cost of the project is \$10,000. The \$2,500 previously paid for the WCICC-IT Portal will apply, leaving a remaining balance of \$7,500 due.

The project will be paid for by WCICC-IT, using FY24 funds and will be included in the June month end invoice that is sent to the Board Office.

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

Yes  No

**RECOMMENDATION:**

Informational

**ACTION REQUIRED / PROPOSED MOTION:**

Informational

# Woodbury County, Iowa

## Employee Portal Development Proposal

May 21, 2024

### PREPARED BY

**Brian McMillin**  
President

Neapolitan Labs LLC

### PREPARED FOR

**John Malloy**  
Chief Information Officer

WCICC-IT

## Overview

Neapolitan Labs will work with Woodbury County and WCICC-IT to develop and implement a new, access-restricted, user-friendly, mobile-optimized Employee Portal (“Intranet”) website built for Woodbury County, Iowa, employees. The site will expand the scope of the previously approved Intranet proposal that was focused on content produced by the IT department.

## Key Features & Functionality

### Background

Neapolitan Labs has partnered with Woodbury County on website solutions since 2020 when an Elections website was built for the Auditor’s Office. A countywide website was launched in 2023, and since spring, Neapolitan Labs has worked with WCCIC-IT and Sioux City staff to create a new Employee Portal, which was rolled out to City employees in early 2024.

### Adjusted Branding & Design

The Woodbury County Intranet pages will be created to build upon the style of the public-facing Woodbury County website, but with a unique color scheme to set intranet pages apart from public pages. A Login button will be integrated into the website design, making it easy for County employees to access the Intranet content. The landing page and resources will mostly be unique for the County audience, but content published by WCICC-IT for the Sioux City Portal will be available to share with County employees without any dual work.

### Employee Portal Homepage

Neapolitan Labs will work with Woodbury County to develop an Intranet landing page with the right mix of employee-facing information. This includes news and announcements posted by departments like Human Resources, links to the most-used forms, and a searchable employee directory that mirrors what is currently set up for Sioux City employees.



Quick links on the homepage for the Employee Portal.

## Departments

All Woodbury County departments will be eligible to produce content for the new Employee Portal. As part of the initial build, focus will be placed on working with the Human Resources and Finance departments to target content to employees, along with identifying relevant IT information and documentation to include from the Sioux City Portal.

Departments will be able to create pages within their sections to explain things like the *Hiring Process*, *Purchasing Procedures*, and/or *Administrative Policies*. *Mint Chip Lab* users will be able to customize the placement of these sections within their lists of services and/or highlighted links. Sections of heightened importance can be promoted on the Intranet homepage when applicable. No duplicate editing or maintenance processes will be required. Links will be tied to icons, using the Woodbury County department pages as an example.



Example display of Auditor department Intranet links from Pottawattamie County, Iowa.

## Internal Department Content



Neapolitan Labs will meet individually with each key department (e.g. Human Resources, Finance, Information Technology) to identify content to be added to their website sections. Information that's stored on shared drives or elsewhere that should be included as part of the new Intranet can be submitted to Neapolitan Labs to import and integrate into the new internal site.

## Employee Directory

Neapolitan Labs will integrate the Directory Search that is part of the Sioux City employee portal, helping employees quickly find colleague information. Design adjustments will be made to present the information in the Woodbury County website styles.

### DIRECTORY SEARCH

*Find Sioux City and Woodbury County employees via our online directory.*

First Name	
Last Name	
Title	
	

## **Interactive Forms**

Neapolitan Labs will work with Woodbury County to convert up to 3 forms into interactive forms with email routing based on rules defined by the Client. The *Open Enrollment* example referenced during an exploratory meeting would be an example of an interactive form that could be part of the Intranet.

## **Citizen's Guide & Facilities Directory**

The *Citizen's Guide* and *Facilities Directory* modules created for Sioux City can be duplicated to be displayed on the Woodbury County Intranet, expanded to include additional County-specific items, or updated so each item in the directories can be targeted to City, County, or both categories of employees.

## **Technology**

### **Mint Chip Lab**

The website will be powered by *Mint Chip Lab*, the proprietary content management system developed and maintained by Neapolitan Labs. Content created by Woodbury County departments (e.g. *Human Resources* and *Finance*) would be managed via the County instance of *Mint Chip Lab*, while any content shared between both audiences (IT, directory) would be managed in the current Sioux City *Mint Chip Lab* environment.

While Neapolitan Labs retains rights to its *Mint Chip Lab* platform, Woodbury County is the owner of all website content and can request exports of database information and design files at any time.

### **Website Access**

Neapolitan Labs will work with the WCICC-IT department to establish a single sign-on via Microsoft Azure/Entra, consistent with the access protocol for the Sioux City Intranet.

### **Subfolder**

Neapolitan Labs will build the Portal landing page as a subfolder of the Woodbury County website (e.g. [woodburycountyiowa.gov/portal](http://woodburycountyiowa.gov/portal)). Content that is part of departments will have URLs consistent with current website section pages (e.g. [woodburycountyiowa.gov/human\\_resources/benefits](http://woodburycountyiowa.gov/human_resources/benefits)), but access to these pages will be restricted to authenticated users.

### **Hosting**

Because the Woodbury County Employee Portal will be built into the existing county website, no additional hosting costs are required.

## Analytics

Google Analytics will be integrated so the Client can monitor website users, visits, and page views to the Intranet. Custom code will be added to track PDF downloads, for the most complete look at website usage.

## Costs & Timeline

The development cost for the additional design and functionality for the Woodbury County website, and the updated Mint Chip Lab interface to support content County employees, is **\$10,000**.

Development, Design, and Deployment		
Mint Chip Lab	<ul style="list-style-type: none"><li>• Upgrade of <i>Mint Chip Lab</i> for Woodbury County to allow site content to be targeted to authenticated employees.</li><li>• Upgrade of <i>Mint Chip Lab</i> for Sioux City to allow selected content to be cross-targeted to County employees.</li></ul>	\$4,000
Website Design	<ul style="list-style-type: none"><li>• Extension of the current Woodbury County design to support a new Login button, Employee Portal landing page, and color scheme for Intranet-only content.</li></ul>	\$2,000
Website Development	<ul style="list-style-type: none"><li>• Integration to ensure secure access for Woodbury County employees.</li><li>• Updated code to identify Intranet-only content and serve it on the website, and as part of search, only for logged-in employees.</li></ul>	\$4,000
Ongoing Support, Starting in Year 2		
Server and Services	<ul style="list-style-type: none"><li>• 2-business day response time to Intranet-driven inquiries.</li><li>• Support for the implementation and rollout of annual forms and processes like Open Enrollment.</li></ul>	\$1,000 <i>Included for the first year</i>
<b>Total First-Year Cost</b>		<b>\$10,000</b>

## Payment Terms & Conditions

Costs will be billed in full to accommodate WCICC-IT budget requirements. The \$2,500 previously paid for a standalone WCICC-IT Intranet will apply, leaving a \$7,500 project balance to be invoiced.

## Timeline

The estimated turnaround time is 12-14 weeks following approval and department meetings, with an anticipated launch in September 2024.

## Training & Services

### User Training

Each department with Intranet-facing content (e.g. Human Resources) should assign one or more employees to be trained on updates to the *Mint Chip Lab* platform. For departments already using Mint Chip Lab, this can be the same employee already updating the public-facing website or another staff member. Neapolitan Labs will provide individual department training prior to the rollout to employees.

### Super User Training

Woodbury should assign one or more super users to have access to manage and maintain the full website. A detailed training session will be provided to cover all *Mint Chip Lab* modules prior to the website launch.

### Content Import

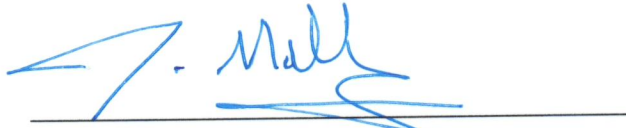
Neapolitan Labs will meet with participating departments to review any information that should be part of the new website. All information needed for the website launch will be imported by Neapolitan Labs to minimize County time requirements for the project. This could include forms, policies, and more.

### Recurring Training

As part of the annual support agreement, Neapolitan Labs will host webinar training with new hires or website support staff upon request.

## Proposal Acceptance

With signature, the Client agrees to the cost and payment terms, and the developer will adhere to the stated project solutions and turnaround times.



John Malloy, Chief Information Officer  
WCICC-IT

05-28-2024

Date

\_\_\_\_\_  
Brian McMillin, President  
Neapolitan Labs

\_\_\_\_\_  
Date



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

Date: 05/30/2024 Weekly Agenda Date: 06/04/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, Woodbury County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of a resolution to change the classification of farm to market roads near Pierson

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Farm to market extensions within Pierson are recommended for classification changes in coordination with road use.

**BACKGROUND:**

D12-110th Street within Pierson passes the school, trucks are not allowed, and due to the proximity of houses to the roadway is not a suitable FM route. The proposal moves the farm to market classification of the road to Front Street. Front Street serves the local co-op, bank, post office and other businesses and is a truck route. This change is in cooperation with the city and consistent.

**FINANCIAL IMPACT:**

Changes to FM extensions does not affect the county's FM funding. The reclassification of the corp line road makes minimal difference in the calculation of FM funding.

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

Yes  No

**RECOMMENDATION:**

I recommend the resolution outlining the proposed farm to market system changes be approved.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the resolution for changing farm to market extensions within the town of Pierson.

# FARM TO MARKET REVIEW BOARD APPLICATION RESOLUTION

## RESOLUTION NO. \_\_\_\_\_

WHEREAS, a county may apply for modifications to its farm to market system to add or subtract mileage from its system, to accept or delete highways gained or lost through jurisdictional transfers, or to change the classification of roads within its system, and

WHEREAS, the Board of Supervisors of Woodbury County has consulted with its County Engineer and desires to modify its farm to market road system to provide continuity of intra-county and inter-county routes, to meet the needs of existing or potential traffic, to better meet land use needs, or to provide a more suitable location for a farm to market route, and

WHEREAS, application for modifications to any county's farm to market system must be made to the Farm to Market Review Board per the requirements of Code of Iowa Section 306.6,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY that this county is formally requesting that the Farm to Market Review Board approve the following modifications to its farm to market system:

Road segments within city corporate limits as farm to market extensions:

- 1) *From the intersection of Minnesota Avenue and Front Street, thence north and west to the intersection of Front Street and 4<sup>th</sup> Street/110<sup>th</sup> Street measuring approximately 4840 feet, or 0.917 miles.*

Total Mileage added to Farm to Market Extension System: 0.927 miles.

Road segments proposed for deletion from the farm to market system:

- 2) *On 110<sup>th</sup> Street, from the intersection of Hanes Street in Pierson, east to Minnesota Avenue in rural Woodbury County, measuring approximately 1315 feet, one half county-one half city.*

Total Mileage deleted from the Farm to Market System: 0.125 miles.

Road segments proposed for deletion from the farm to market extension system:

- 3) *On 110<sup>th</sup> Street, from the intersection of Hanes Street in Pierson, east to Minnesota Avenue in rural Woodbury County, measuring approximately 1315 feet, or 0.125 miles, being one half county-one half city.*
- 4) *On 110<sup>th</sup> Street/4<sup>th</sup> Street from the intersection of Front Street east approximately 2483 feet east to the intersection of Hanes Street, measuring approximately 2275 feet, or 0.431 miles.*

Total Mileage deleted from the farm to market extension system: 0.556 miles.

The board of supervisors of Woodbury County, in lawful session this 4<sup>th</sup> day of June 2024 hereby adopts this farm to market modification resolution.

Recommended:

Approved:

\_\_\_\_\_  
County Engineer

\_\_\_\_\_  
Matthew Ung, Chair, Board of Supervisors

\_\_\_\_\_  
Daniel A. Bittinger, II, Member

\_\_\_\_\_  
Mark Nelson, Member

Attest:

\_\_\_\_\_  
Keith Radig, Member

\_\_\_\_\_  
Patrick Gill, Woodbury County Auditor

\_\_\_\_\_  
Jeremy Taylor, Member

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

Date: 05/30/2024 Weekly Agenda Date: 06/04/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of plans for project number L-B(J178)--73-97

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Plans have been completed for Bridge Replacement on Jewell Ave, over Wolf Creek, from 170th street south 0.3 miles. The project is proposed for a July 2024 letting.

**BACKGROUND:**

The project will replace the existing bridge, which was built in 1940. The existing structure currently has a load rating of 3 tons. The proposed structure is a 90' continuous concrete slab.

**FINANCIAL IMPACT:**

The projects are paid for with Woodbury County Local Funds

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

Yes  No

**RECOMMENDATION:**

I recommend that the Board approve the plans for project number L-B(J178)--73-97

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the plans for project number L-B(J178)--73-97.

Project Number: L-B(J178)--73-97

SECTION 404 PERMIT AND CONDITIONS

CONSTRUCT THIS PROJECT ACCORDING TO THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT NO 14. A COPY OF THIS PERMIT IS AVAILABLE FROM THE IOWA DOT WEBSITE (<http://envpermits.iowadot.gov/>) THE US ARMY CORPS OF ENGINEERS RESERVES THE RIGHT TO VISIT THE SITE WITHOUT PRIOR NOTICE.

# IOWA DEPARTMENT OF TRANSPORTATION Highway Division

PLANS OF PROPOSED IMPROVEMENT ON THE

## SECONDARY ROAD SYSTEM WOODBURY COUNTY

### BRIDGE REPLACEMENT - C.C.S. PROJECT NO. L-B(J178)--73-97

No.	Description
1	TITLE SHEET
2	LOCATION PLAN
3	ESTIMATE OF QUANTITIES
4	ESTIMATE REFERENCE INFORMATION
5	GENERAL NOTES
6	TABULATIONS
7	DROP INTAKE / TRASH RACK DETAILS
8	PLAN VIEW
9	PROFILE
10	BORING LOGS
11	SITUATION PLAN
12	TOP OF SLAB ELEVATIONS
13-24	ROADWAY CROSS SECTIONS
25-28	STREAM CHANNEL CROSS SECTIONS

BRIDGE REPLACEMENT CCS

PROJECT NO: L-B(J178)--73-97

**UTILITY CONTACTS**

WESTERN IOWA TELEPHONE, 202 CEDAR STREET  
LAWTON, IA 51030 - 712-944-5711 - ERIN NELSON

**TRAFFIC CONTROL PLAN**

THIS ROAD WILL BE CLOSED TO THROUGH TRAFFIC DURING CONSTRUCTION. LOCAL TRAFFIC TO ADJACENT PROPERTIES WILL BE MAINTAINED AS PROVIDED FOR IN ARTICLE 1107.08 OF THE CURRENT STANDARD SPECIFICATIONS. TRAFFIC CONTROL DEVICES, PROCEDURES, LAYOUTS, AND SIGNING INSTALLED WITHIN THE LIMITS OF THIS PROJECT SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE DEPARTMENT PER 781 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 130.

ALL SAFETY CLOSURES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.

MAINTENANCE OF SIGNS, BARRICADES AND SAFETY CLOSURES AS STATED IN ARTICLE 1107.09 SHALL APPLY ON THIS PROJECT.

ROAD CLOSURES ON THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH ROAD STANDARD TC-252. GUARDRAIL INSTALLATION MUST BE COMPLETE BEFORE THE ROAD IS OPENED TO TRAFFIC.

The Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, series of 2015, plus current Supplemental Specifications and Special Provisions shall apply to construction work on this project.

Plus Current Special Provisions and Supplemental Specifications

On Jewell Ave., Over Wolf Creek, from 170th St. South 0.3  
Miles. on E. Line  
Section 8, T88N R44W

**ROAD STANDARD PLANS**

The following Standard Plans shall be considered applicable to construction work on this project.

Identification	Date	Identification	Date	Identification	Date
BA-200	04-20-21	EW-301	04-16-24		
BA-202	04-18-24	SI-173	04-19-16		
BA-221	10-18-22	SI-211	10-18-22		
BA-225	10-17-23	TC-252	04-21-20		
LS-635	10-18-22				

**BRIDGE STANDARDS**

The following Standard Plans shall be considered applicable to construction work on this project.

Identification	Date	Identification	Date	Identification	Date
P10L	03-22	J30-21-06	09-20	J30-43-06	09-20
J30-01-06	09-20	J30-23-06	09-20	J30-44-06	09-20
J30-01A-06	09-20	J30-24-06	09-20	J30-45-06	09-20
J30-06E-06	09-20	J30-35-06	09-20	J30-46-06	09-20
J30-07E-06	09-20	J30-39-06	09-20	J30-48-06	09-20
J30-20-06	09-20	J30-42-06	09-20		

**WOODBURY COUNTY**

Letting Date JULY 9, 2024


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Mark Nahra Date

Iowa Registration Number 11452  
Expiration Date 12/31/2024

Pages or sheets covered by this seal:  
Pages 1 - 28



2019 AADT 40 V.P.D.



# Woodbury County Board of Supervisors

Courthouse • Room 104  
620 Douglas Street • Sioux City, Iowa 51101  
Telephone (712) 279-6525 • Fax (712) 279-6577

## MEMBERS

DANIEL A. BITTINGER II  
SIOUX CITY

MARK E. NELSON  
CORRECTIONVILLE

KEITH W. RADIG  
SIOUX CITY

JEREMY J. TAYLOR  
SIOUX CITY

MATTHEW A. UNG  
SIOUX CITY

FINANCE / BUDGET DIRECTOR  
DENNIS BUTLER

ADMINISTRATIVE ASSISTANT  
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER  
HEATHER SATTERWHITE

May 30<sup>th</sup>, 2024

Debi Durham, Director  
Iowa Economic Development Authority  
Iowa Finance Authority  
1963 Bell Avenue  
Des Moines, IA 50315

Dear Director Durham:

Please accept this recommendation for Westland Property Management Development LLC and their request for Iowa Workforce Housing Tax Credits for their single-family home project at the Remson Place Subdivision in Sioux City, Iowa. This is exactly the type of project that Workforce Housing was designed for. This has been vacant ground located in the heart of a current residential location of Sioux City that has not had quality new construction in a very long time.

Projects like this will continue to help us with our large shortage of quality housing in Sioux City. We believe that projects like this will help keep Sioux City competitive in our ever-growing competitive job market in our current economy.

We have done projects in the past with Westland Property Management Development LLC and its general contractor, Andrew DeVries. Andrew and his company have done a great job in helping the Siouxland area fill a housing need in both townhomes and single-family homes new construction projects over the past few years. He builds a very quality product that is of the highest quality but affordable to many. We give him our strongest recommendation.

We appreciate the work you have done for the Siouxland area in the past and hope you will give great consideration to this project.

Sincerely,

Daniel A. Bittinger II  
Vice-Chairman, Board of Supervisors