



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 11) (WEEK 24 OF 2024)**

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405
dbittinger@woodburycountyiowa.gov

Mark E. Nelson
540-1259
mnelson@woodburycountyiowa.gov

Keith W. Radig
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Jeremy J. Taylor
259-7910
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Matthew A. Ung
490-7852
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 11, 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

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 8 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 June 4, 2024 meeting
3. Approval of claims
4. Board Administration – Karen James
 - a. Approval of reappointment of Kim Peterson and Carol Nelson to the Woodbury County Library Board of Trustees
 - b. Approval of reappointment of Joseph Donovan to the Veteran Affairs Commission
 - c. Approval of reappointment of Charles Hertz to the Civil Service Commission
 - d. Approval of resolution for a tax suspension for B.U.

5. County Treasurer – Tina Bertrand
 - a. Approval of resolution for abatement of taxes for Dreamhomes LLC
 - b. Approval of resolution for abatement of taxes for B.J.

6. County Auditor – Patrick Gill

Approval of Liquor License Application for Abu Bekr Shrine, Sergeant Bluff.

7. Secondary Roads – Mark Nahra
 - a. Approve the permit to work in the county right of way for Nick Haugen
 - b. Approve the permit to work in the county right of way for Randy Kleinberg

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

End Consent Agenda

- | | | |
|--------------------------------|--|-------------|
| | 9. Deputy Commissioner of Election – Steve Hofmeyer
Canvass the 2024 Primary Election results. | Action |
| | 10. Planning/Zoning – Daniel Priestly <ol style="list-style-type: none"> a. Receive final report-Zoning Commission recommendation from 5/29/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001 | Action |
| 4:40 p.m.
(Set time) | <ol style="list-style-type: none"> b. Conduct 1st public hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001 c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone) | Action |
| | 11. Veteran Affairs – Loni Kuhlmann
Consideration and approval of appointment to the Veteran Affairs Commission | Action |
| | 12. Secondary Roads – Mark Nahra
Approval of quit claim deed for vacated county rights of way in the platted Town Luton | Action |
| | 13. Reports on Committee Meetings | Information |
| | 14. Citizen Concerns | Information |
| | 15. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- 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** **10:00 a.m.** Siouxland Regional Transit System - Hybrid
- 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.
- WED., JUL 10** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.** STARComm Board Meeting, The Security Institute, WIT Campus
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- THU., JUL 11** **12:00 p.m.** SIMPCO Board of Directors, 6401 Gordon Drive
- 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

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.

JUNE 04, 2024, TWENTY-THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 04, 2024, at 3:00 p.m. Board members present were Nelson, Ung (by phone at regular meeting only) , Bittinger II (by phone), Taylor, and Radig (chair to meeting due to remote call in of chair and vice chair). Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Budget and Finance Director (closed session only), and Michelle Skaff, Deputy Auditor/Clerk to the Board.

Motion by Radig second by Taylor to go into closed session per Iowa Code Section 21.5(1)(c). Carried 4-0 on roll call vote.

Motion by Taylor second by Radig to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 4-0 on roll call vote.

Ung and Bittinger called in by phone at 4:30pm.

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

1. Motion by Radig second by Taylor to approve the agenda for June 04, 2024. Carried 5-0. Copy filed.

Motion by Radig second by Nelson to approve the following items by consent:

2. To approve minutes of the May 28, 2024, meeting. Copy filed.

3. To approve the claims totaling \$259,995.48. Copy filed.

4a. To approve and authorize the Chairperson to sign a resolution for abatement of taxes for the State of Iowa, parcel #884703100001.

WOODBURY COUNTY, IOWA
RESOLUTION #13,752
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: thee E 273.6 8' ft thee S 150.44 ft thee SWly 174.36 ft thee NWly 242.47 ft thee 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.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 4b. To approve property tax refund request for Adair Asset Management, parcel #894721457019 in the amount of \$783.00. Copy filed.
- 4c. To approve property tax refund request for Anna Sengchan, parcel #894825132002 in the amount of \$255.00. Copy filed.
- 4d. To approve property tax refund request for ACC Holdings, parcel #864426462003 in the amount of \$421.00. Copy filed.
- 4e. To approve property tax refund request for Schmit Properties LC, parcel #894711256004 in the amount of \$1,881.00. Copy filed.
- 5. To approve the appointment of Keith Jackson, PO Box 102, 401 Ferry Ave, Cushing, to the City Council of Cushing, previously held by Alex Rabbass, until the next regular/general election. Copy filed.
- 6. To approve the reclassification of Michael Simoni, Master Deputy, County Sheriff Dept., effective 6-10-24, \$38.30/hour, 10%=\$3.46/hr. Per CWA: From Senior to Master Deputy. Anniversary Date 06/21/24.; the reclassification of Sterling Tronson, Civilian Jailer 1st Class, County Sheriff Dept., effective 06-10-24, \$25.95/hour, 4%=\$1.00/hr. Per CWA: From 2nd Class to 1st Class. Anniversary Date 06/10/24.; the reclassification of Jessica Tank, Civilian Jailer 2nd Class, County Sheriff Dept., effective 6-10-24, \$24.95/hour, 4%=\$0.98/hr. Per CWA: From 3rd Class to 2nd Class. Anniversary Date 6/14/24.; the appointment of Rosario Resendiz Perea, PT Youth Worker – Female, Juvenile Detention Dept., effective 6-5-24, \$21.41/hour. Job Vacancy Posted on 4/11/2024. Entry Level Salary: \$21.41/hour.; and the appointment of Lillian Moravek, Legal Secretary III, County Attorney Dept., effective 6-5-24, \$22.63/hour. Job Vacancy Posted on 5/6/24. Entry Level Salary \$22.63/hour Copy filed.

Carried 5-0.

- 7a. A public hearing was held at 4:35 p.m. for the sale of parcel #894726127004 & #894726127005, 3314 14th Street & 3315 13th Street. The Chairperson called on anyone wishing to be heard.

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

Motion by Taylor second by Nelson to approve and authorize the Chairperson to sign a resolution for the sale of parcel #894726127004 & #894726127005, 3314 14th Street & 3315 13th Street, to Jaclyn Lawrey, 3300 14th St., Sioux City, for \$100.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,753**

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

By Jaclyn M. Lawrey _____ in the sum of **One Hundred and 00/100 (\$100.00)**-----
-----dollars.

For the following described real estate, To Wit:

Parcel #894726127004
Lot One (1) Block Three (3) of Long View Addition to Sioux City and Woodbury County Iowa
(3314 14th Street)

Parcel #894726127005
Lot Twelve (12) Block Three (3) of Long View Addition to Sioux City and Woodbury County Iowa
(3315 13th Street)

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said

Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

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

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

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

SO DATED this 4th Day of June, 2024.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

7b. A public hearing was held at 4:35pm for the sale of parcel #894726126007 & #894726126004, 3273 13th Street & 3274 14th Street. The Chairperson called on anyone wishing to be heard.

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

Motion by Radig second by Nelson to approve and authorize the Chairperson to sign a resolution for the sale of parcel #894726126007 & #894726126004, 3273 13th Street & 3274 14th Street, to Johanna Sosa, 3270 14th St., Sioux City, for \$4,100.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #13,754**

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

By Johanna Sosa in the sum of **Four Thousand One Hundred and 00/100 (\$4,100.00)---**
-----dollars.

For the following described real estate, To Wit:

Parcel #894726126007
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 13th Street)

Parcel #894726126004
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 14th Street)

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

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

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

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

SO DATED this 4th Day of June, 2024.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8a. Motion by Taylor second by Radig 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. Carried 5-0. Copy filed.
- 8b. Motion by Radig second by Nelson to approve and authorize the Chairperson to sign a Resolution accepting Thompson Farm Addition, a minor subdivision to Woodbury County. Carried 5-0.

**BOARD OF SUPERVISORS
RESOLUTION #13,755
ACCEPTING AND APPROVING THOMPSON FARM ADDITION
A MINOR SUBDIVISION
WOODBURY COUNTY, IOWA**

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 29TH DAY OF MAY, 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 4TH DAY OF JUNE, 2024.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9. John Malloy, WCICC-IT, presented an update on the upcoming county employee portal. Copy filed.
- 10a. Motion by Taylor second by Radig to approve and authorize the Chairperson to sign a Resolution Farm to Market Review Board Application. Carried 5-0.

Dean Brown, Sioux City, questioned the impact on businesses regards to this application.

FARM TO MARKET REVIEW BOARD APPLICATION RESOLUTION

RESOLUTION #13,756

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 4th Street/110th Street measuring approximately 4985 feet, or 0.927 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 110th Street, from the intersection of Hanes Street in Pierson, east to Minnesota Avenue in rural Woodbury County, measuring approximately 1293 feet, one half county-on half city.*

Total Mileage deleted from the Farm to Market System: 0.122 miles.

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

- 3) *On 110th Street, from the intersection of Hanes Street in Pierson, east to Minnesota Avenue in rural Woodbury County, measuring approximately 1293 feet, or 0.122 miles, being one half county-on half city.*

- 4) *On 110th Street/4th Street from the intersection of Front Street east approximately 2483 feet east to the intersection of Hanes Street, measuring approximately 2483 feet, or 0.470 miles.*

Total Mileage deleted from the farm to market extension system: 0.592 miles.

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

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 10b. Motion by Radig second by Nelson to approve the plans for project # L-B(J178)—73-97. Carried 5-0. Copy filed.
- 11. Motion by Taylor second by Radig to authorize the chairman to sign a letter of support for Westland Property Management Development LLC application for the Iowa Workforce Housing Tax Credits. Carried 5-0. Copy filed.
- 12. Reports on committee meetings were heard.
- 13. Dean Brown, Sioux City, expressed concerns about Supervisor Radig running for Auditor.

Pat Gill, Woodbury County Auditor, expressed concerns about Supervisor Taylor's pay raises and donations. Doyle Turner, 2738 20th St, Merville, expressed concerns regarding the ethics of Auditor Gill approaching him and Deb Main after the May 21st board meeting with inaccurate information about a donation to Michelle Skaff's campaign for Auditor.

14. Board concerns were heard.

The Board adjourned the regular meeting until June 11, 2024.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY, IOWA BOARD ADMINISTRATION

MEMORANDUM

TO: Board of Supervisors
FROM: Karen James, Board Administrative Assistant
RE: Responses from Members of Boards/Commissions on Consideration
of Reappointment
DATE: June 3, 2024

Below are the responses of all the members of the various Boards/Commissions.

Library Board of Trustees

NO Scott Linden, 521, S. 4th Street, Merville, IA 51039

YES Kim Peterson, 515 N. Pine Street, Lawton, IA 51030

YES Carol Nelson, 1514 Jasper Ave., Merville, IA 51039

Veteran Affairs Commission

YES Joseph Donovan, 3300 Walden Ave., Sioux City, IA 51106

Civil Service Commission

YES Charles Hertz, 719 Stable Path, Sergeant Bluff, IA 51054

In conclusion the Board needs appointments for:

Library Board of Trustees

One person

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

Date: 6/5/2024 Weekly Agenda Date: 6/11/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Karen James - Admin. Assistant

WORDING FOR AGENDA ITEM:

Approval of resolution for a tax suspension for B.U.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

B.U. is requesting a tax suspension.

BACKGROUND:

B.U. was approved for a tax suspension on May 4, 2010 Annual tax suspension re-certify letters went out to B.U. starting in February. B.U. failed to re-certify the income by the deadline of May 1. Board lifted the tax suspension on May 14, 2024.

FINANCIAL IMPACT:

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?

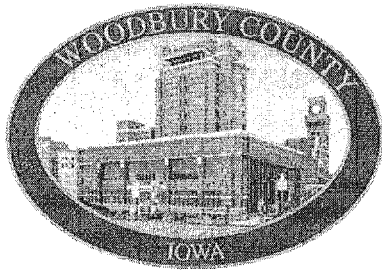
Yes No

RECOMMENDATION:

Consider this request for a tax suspension for B.U. If the Board approves this request, the suspension resolution requires the chairman's signature.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the resolution for a tax suspension for B.U.



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

June 6, 2024

RE: Abatement of Taxes

Dear Board of Supervisors,

The following mobile homes have outstanding taxes on them.

4752761322—1975 Atlas Manufacturing (owned by Bonnie Lou Jones) \$84.00
Located at 3700 28th St Lot 36. This mobile home was issued a junking certificate & was tore down
in December 2023.

50300416F—1993 Spears (owned by Dreamhomes LLC) \$97.00
Located at 3700 28th St Lot 337. This mobile home was issued a junking certificate in December
2023.

These taxes are deemed uncollectable and need to be abated.

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
712-224-6024

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Dreamhomes LLC is the titleholder of a mobile home

VIN # 50300416F located in Woodbury County, Iowa and legally described as follows:

VIN # 50300416F **Year/Model** 1993 Spears

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Dreamhomes LLC.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 11th day of June, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick Gill
Woodbury County Auditor/Recorder

Matthew Ung, Chairman

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Bonnie Lou Jones is the titleholder of a mobile home

VIN # 4752761322 located in Woodbury County, Iowa and legally described as follows:

VIN # 4752761322 Year/Model 1975 Atlas Mfg

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Bonnie Lou Jones.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 11th day of June, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick Gill
Woodbury County Auditor/Recorder

Matthew Ung, Chairman

**Office Of The
AUDITOR/RECORDER
Of Woodbury County**

PATRICK F. GILL
Auditor/Recorder



**Court House – Rooms 103
620 Douglas
Sioux City, Iowa 51101**

**Phone (712) 279-6702
Fax (712) 279-6629**

To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: June 5, 2024

Subject: Liquor License Application for the Abu Bekr Shrine, Sergeant Bluff, Iowa.

Please approve and receive for signature, an applicaton for a 12-month, Class C Retail Alcohol License. for the Abu Bekr Shrine, Sergeant Bluff, Iowa.
The license would be effective 06/21/24 through 06/20/25.

(App-202091)

License Application (LC0049926)

▪ **Applicant**

Name of Legal Entity : ABU BEKR SHRINERS HOLDING CORPORATION

Name of Business(DBA) : Abu Bekr Shrine

Address of Premises : 1689 Old Highway 141

Premises Suite/Apt Number :

City : Sergeant Bluff

County : Woodbury

Zip : 51054

Business : (712) 253-8869

Mailing Address: 820 Nebraska Street

City : Sioux City

State : Iowa

Zip : 51101

▪ **Contact Person**

Name : Richard Dean Porter

Phone : (712) 253-8869

Email : rdpeporter88@gmail.com

▪ **License Information**

License Number : LC0049926

License/Permit Type : Class C Retail Alcohol License

Term : 12 Month

Status : Submitted to Local Authority

Tentative Effective Date : 2024-06-21

Tentative Expiration Date : 2025-06-20

Sub-Permits : Class C Retail Alcohol License

Privileges :

Last Day of Business :

▪ **Status of Business**

Business Type : Nonprofit corporation organized under chapter 504.

▪ **Ownership**

Abu Bekr Shrine

Federal Id : 42-0114800

City : Sioux City

State : Iowa

Zip : 51105

% of ownership
: 100%

Rich Porter

City : Sioux City

State : Iowa

Zip : 51106

Position : president

% of ownership : 0%

U.S. Citizen : Yes

- **Insurance Company Information**

Insurance Company : Founders Insurance Company

Policy Effective Date : 2024-06-21

Policy Expiration : 2025-06-21

Bond Effective :

Dram Cancel Date :

Outdoor Service Effective :

Outdoor Service Expiration :

Temp Transfer Effective Date :

Temp Transfer Expiration Date :

-

-

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

Date: 06/05/2024 Weekly Agenda Date: 06/11/2024

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

WORDING FOR AGENDA ITEM:

Consideration of permit to work in the county right of way for the Nick Haugen

ACTION REQUIRED:

- | | | |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

Nick Haugen is seeking a permit to do work along Correctionville Road for the construction of a paved driveway approach at 7550 Correctionville Road.

BACKGROUND:

Work in county ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

FINANCIAL IMPACT:

No impact at this time.

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:

Approve the permit to work in the right of way

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the permit to work in the right of way for Nick Haugen and to direct the chair to sign the permit.



Woodbury County Secondary Roads Department

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

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT

PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Nick Hanger Phone No.: 712-266-6458
Mailing Address: 5006 Sergeant Rd #347 Sioux City IA 51108
Township: Concord 89-46 Section: 34

Woodbury County, State of Iowa, and Nick Hanger (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Pour concrete approach as shown in figure.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

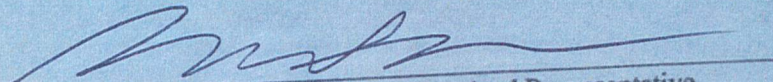
J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

L. Woodbury County agrees to provide the following contribution toward completion of this project:

M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the _____ day of _____, 2024.

Entered into this _____ day of _____, 2024.



Signature of Property Owner or Authorized Representative

Woodbury County Engineer

Chair, Woodbury County Board of Supervisors

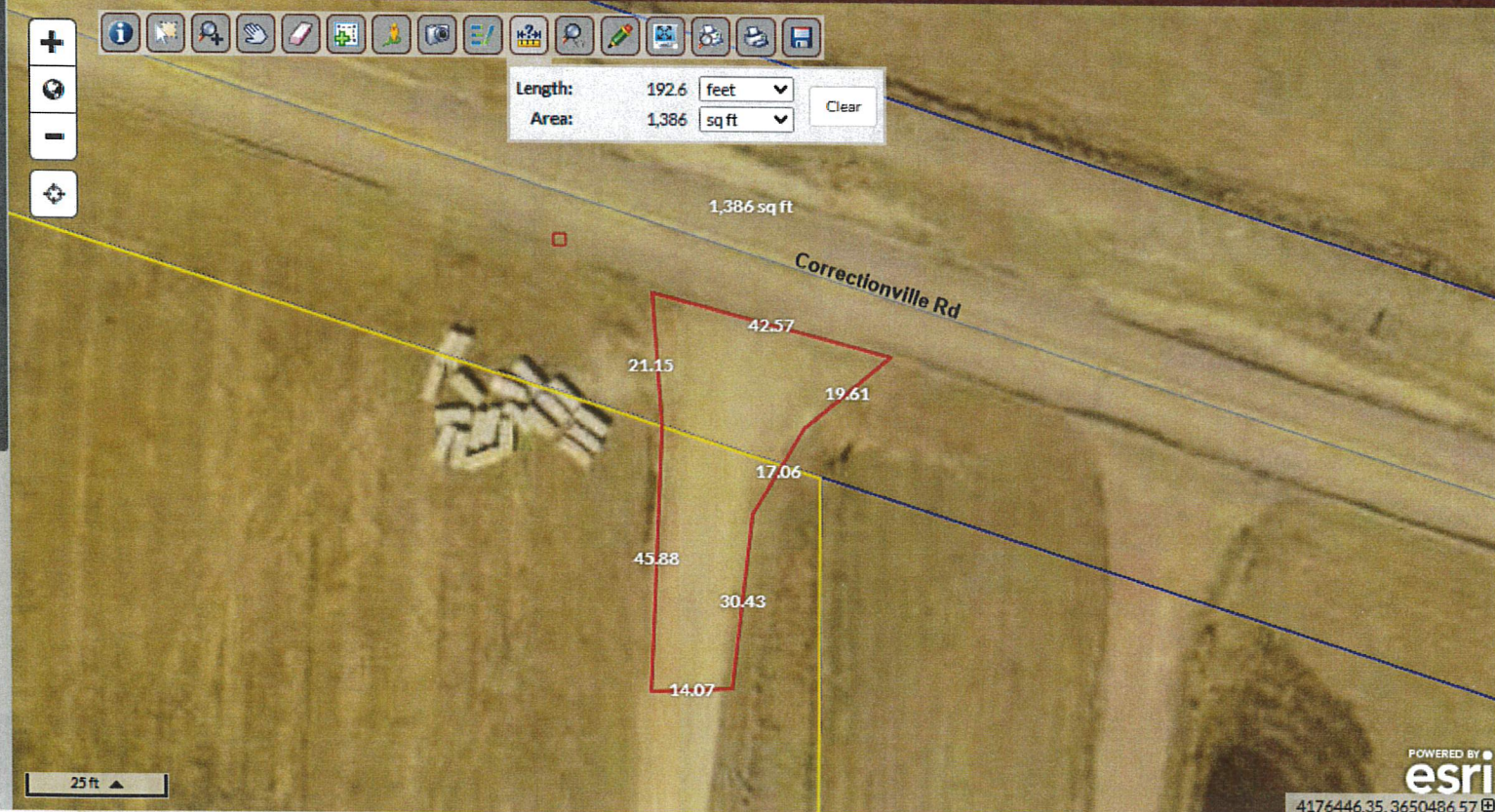
Layer List Legend

Quick Links:

- [Property Search](#)
- [View Map](#)

Layers:

- Apt/Condo/Structures on Leased Land
- Roads
- Soils
- Spot Codes
- Cadastral Line
- Corp Boundaries
- Townships
- Sections
- Subdivisions
- Parcel Dimensions (FT)
- Parcel Numbers
- Lot Dimensions (FT)
- Lot Numbers
- Lots
- Blocks
- Subdivision Blocks
- Residential Sales
- Parcels
- NonCrop
- SubParcels



Results:

Parcel ID - 894634400014
Alt Id - 882464
Address - 7550
CORRECTIONVILLE RD
Owner - HAUGEN NICK
(Deed)
Acres - 7.35
[View: Parcel Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

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

Date: 06/06/2024 Weekly Agenda Date: 06/11/2024

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

WORDING FOR AGENDA ITEM:

Consideration of permit to work in the county right of way for Randy Kleinberg

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Randy Kleinberg is seeking a permit to do work along Correctionville Road for the construction of a paved driveway approach at 7552 Correctionville Road.

BACKGROUND:

Work in county ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa. I have reviewed both sites with the contractor and recommend the work be permitted.

FINANCIAL IMPACT:

No financial impact.

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:

Approve the permit to work in the right of way

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the permit to work in the right of way for Randy Kleinberg and to direct the chair to sign the permit.



Woodbury County Secondary Roads Department

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

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT

PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Randy Kleinberg Phone No.: 712-490-2189
Mailing Address: 7552 Correctionville Rd, Lawton IA 51030
Township: Concord 89-46 Section: 34

Woodbury County, State of Iowa, and Randy Kleinberg (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Concrete approximately 12 feet at the end of my driveway that abuts Correctionville Rd.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

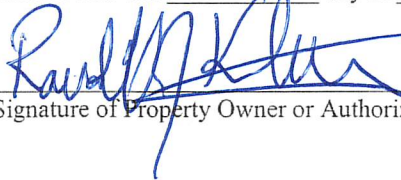
None

L. Woodbury County agrees to provide the following contribution toward completion of this project:

None

M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the _____ day of _____, 2024.

Entered into this _____ day of _____, 2024.



Signature of Property Owner or Authorized Representative

Woodbury County Engineer

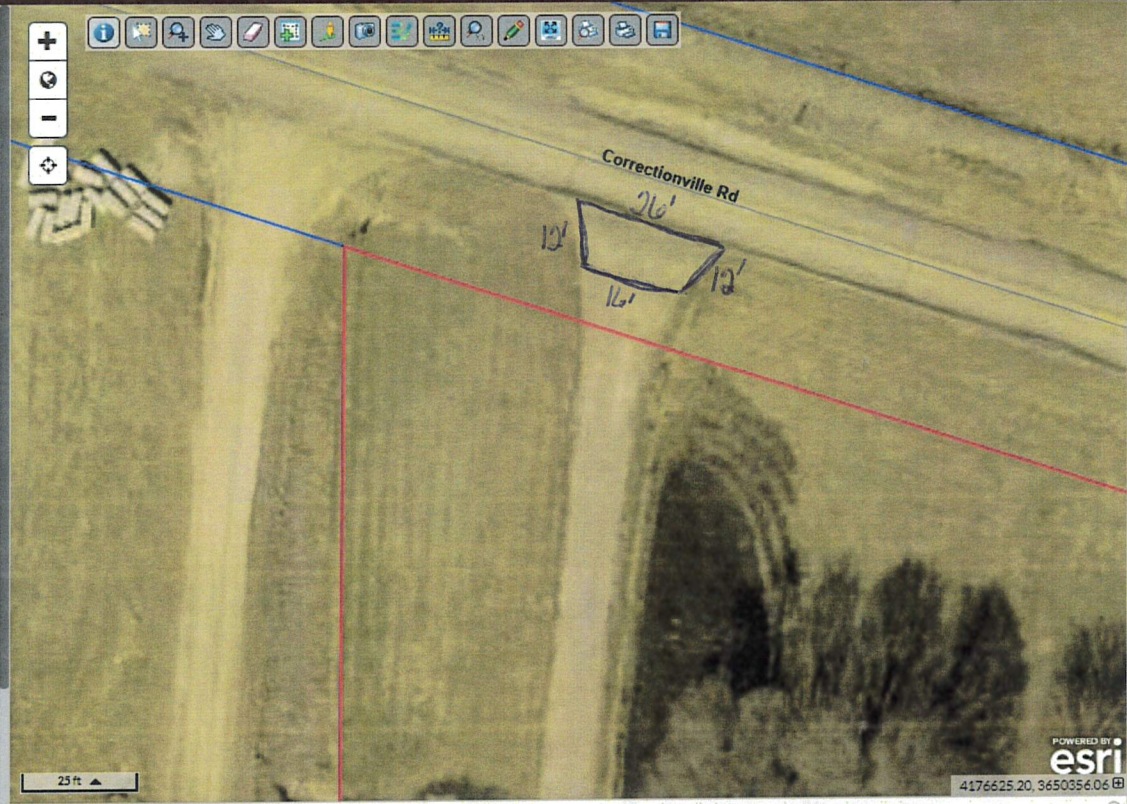
Chair, Woodbury County Board of Supervisors

Beacon™ Woodbury County, IA / Sioux City

Log In Search search..

Layers Map Search Comp Search Results Comp Results Parcel Report Soil Report Pictometry Imagery

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- Layers:**
- Apt/Condo/Structures on Leased Land
 - Roads
 - Soils
 - Spot Codes
 - Cadastral Line
 - Corp Boundaries
 - Townships
 - Sections
 - Subdivisions
 - Parcel Dimensions (FT)
 - Parcel Numbers
 - Lot Dimensions (FT)
 - Lot Numbers
 - Lots
 - Blocks
 - Subdivision Blocks
 - Residential Sales**
 - Parcels
 - NonCrop
 - SubParcels
 - FEMA Flood Map (Preliminary)
 - FEMA Flood Map
 - Water
 - MLS Neighborhoods
 - Sioux City Residential Neighborhoods
 - School Boundaries**
 - Sioux City High School Boundary
 - Sioux City Middle School Boundary



Results:

Parcel ID - 894634400015
 Alt id - 882463
 Address - 7552 CORRECTIONVILLE RD
 Owner - KLEINBERG RANDALL & BETSY (Deed)
 Acres - 6.0
[View: Parcel Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

Parcel ID	894634400015	Alternate ID	882463	Owner Address	KLEINBERG RANDALL & BETSY
Sec/Twp/Rng	34-89-46	Class	R		7552 CORRECTIONVILLE RD
Property Address	7552 CORRECTIONVILLE RD LAWTON	Acres	6.0		LAWTON, IA 51030
District	0025				
Brief Tax Description	KUHLMANN'S 1ST ADD LOT 8 (Note: Not to be used on legal documents)				

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: June 11th, 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
Almendarez, David	Sheriff's Office	6-5-2024	Civilian Jailer			S	Resignation
Erdmann, Jake	Sheriff's Office	6-17-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 4/24/2024. Entry Level Salary: \$23.97/hour
Tadlock, Jacey	Sheriff's Office	6-17-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 4/15/2024. Entry Level Salary: \$23.97/hour.
Trobaugh, Logan	Sheriff's Office	6-17-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 4/18/2024. Entry Level Salary: \$23.97/hour
Satterwhite-Van Sickle, Heather	BOS	7-1-2024	Executive Secretary/Public Bidder	\$30.72/hour	10%=\$2.84/hr	O	Effective 7-1-2024: Moving to Grade 6/Step 5 AFSCME Pay Scale.
Brice, Letitia	Secondary Roads	7-1-2024	Secretary III	\$30.72/hour	10%=\$2.84/hr	O	Effective 7-1-2024: Moving to Grade 6/Step 5 AFSCME Pay Scale.
Parker, Katie	Human Resources	7-1-2024	Secretary III	\$30.72/hour	10%=\$2.84/hr	O	Effective 7-1-2024: Moving to Grade 6/Step 5 AFSCME Pay Scale.

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

**HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA**

DATE: June 11th, 2024

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Sheriff's Office	Civilian Jailer	CWA Civilian: \$23.97/hour		

Chairman, Board of Supervisors

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

Date: 6/6/24

Weekly Agenda Date: 6/11/24 4:40

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

a. Receive final report-Zoning Commission recommendation from 5/29/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001. b. Conduct 1st Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001. c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone)

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing at 4:40 PM to discuss a proposed Zoning Ordinance Map Amendment to rezone a 17.56-acre portion of the property owned by the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust located on Parcel #874705200001 in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District.

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

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

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

BACKGROUND:

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200001) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing seven lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 14, 2024 and June 6, 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 and have been requested to comment. As of June 6, 2024, no written comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. A portion of the property is in the Special Flood Hazard Area (SFHA -floodplain). However, the property will be removed from the floodplain with the effective date of the new Federal Insurance Rate Maps (FIRMS) on July 17, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following a public hearing on May 9, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of the rezone from AP to AE to the Board of Supervisors.

PROPERTY DETAILS

Parcel(s): 874705200001
Township/Range: T87N R47W (Liberty)
Section: 5
Quarter: NW 1/4 of the NE 1/4
Zoning District: Agricultural Preservation (AP)
Floodplain: Zone A – BFE 1085.1'
Property Address: N/A

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?

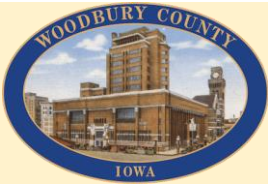
Yes No

RECOMMENDATION:

Receive final report and Zoning Commission recommendation from their 5/29/24 meeting.
Open and close the public hearing. (Set Time: 4:40 PM)
Conduct and approve the first reading of the Zoning Ordinance Map Amendment (Rezone).
The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 6/18/24 at 4:40 PM, and Tuesday, 6/25/24 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

- a. Receive final report-Zoning Commission recommendation from 5/29/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001.
- b. Conduct 1st Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001.
- c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone)



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 29, 2024

ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) ON PARCEL #874705200001

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Agriculture
Proposed Use:	Residential
Average CSR Rating:	75.64
Engineer/Surveyor:	Justin Jensen, 515-450-9199
Attorney:	Ryan Ross, 712-259-3563
Pre-application Meeting:	None. E-mail / Phone Communication
Application Date:	May 1, 2024
Stakeholder Notification:	May 6, 2024
Neighbors' Notification:	May 10, 2024
Legal Publication:	May 14, 2024, June 6, 2024
Zoning Commission Public Hearing:	May 29, 2024
Board of Supervisors Public Hearings:	May 11, May 18, May 25 all at 4:40 PM

PROPERTY DETAILS	
Parcel(s):	874705200001
Township/Range:	T87N R47W (Liberty)
Section:	5
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone A – BFE 1085.1'
Property Address:	N/A
Legal Description:	A PARCEL OF LAND LOCATED IN THE NORTHEAST 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 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTENTS	
Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Review Criteria / Applicant Responses	
Application	
Supporting Documentation	

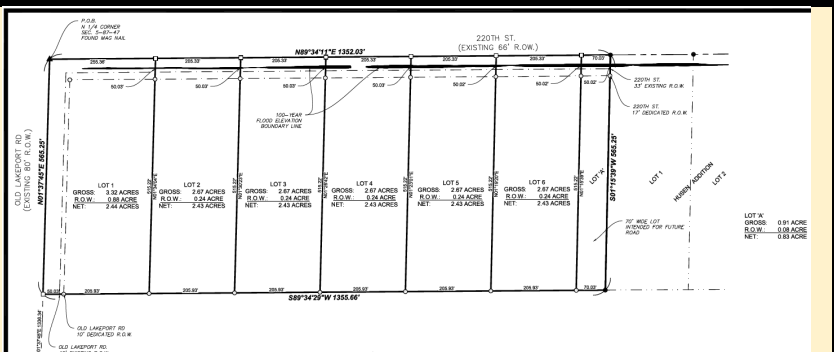
SUMMARY

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200001) as referenced above from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing seven lots through a concurrent minor subdivision application. This 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 and have been requested to comment. As of the printing of this report, written no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. A portion of the property is in the Special Flood Hazard Area (SFHA -floodplain). However, the property will be removed from the floodplain with the effective date of the new Federal Insurance Rate Maps (FIRMS) on July 17, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of the rezone from AP to AE to the Board of Supervisors.

AERIAL MAP



PLAT EXCERPT





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: Zoning Commission 5/29/24 Recommendation to the Board of Supervisors:

APPLICATION DETAILS:

Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Agriculture
Proposed Use:	Residential
Average CSR Rating:	75.64
Parcel(s):	874705200001
Township/Range:	T87N R47W (Liberty)
Section:	5
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone A – BFE 1085.1'

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the Zoning Ordinance Map Amendment (Rezone) application submitted by Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust to request to rezone Parcel #874705200001 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District at the May 29, 2024 special meeting of the Zoning Commission.

The Commission voted ~~3-0~~ with the recommendation to approve / deny the Zoning Ordinance Map Amendment (Rezone) application.

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

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

The Zoning Commission (ZC) meeting convened on the 29th 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/
 - 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 2ND 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.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Maxys Family Farm LLC</u>	Applicant <u>Dolf Ivener</u>
Address <u>3701 Cheyenne Blvd</u>	Address <u>3400 Talbot Rd</u>
<u>Sioux City, IA 51104</u>	<u>Sioux City, IA 51103</u>
Phone <u>712-251-9967</u>	Phone <u>712-251-9967</u>

Engineer/Surveyor Justin Jensen Phone 515-450-9199

Property Information:

Property Address or Address Range 1390 220th st Sergeant Bluff, IA 51054 proposed legal desc. attached

Quarter/Quarter NW 1/4 NE 1/4 Sec 5 Twship/Range 87-47

Parcel ID # 874705200001 or GIS # _____ Total Acres 17.56

Current Use AGRICULTURE Proposed Use RESIDENTIAL

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 75.64

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date _____ Staff present _____

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

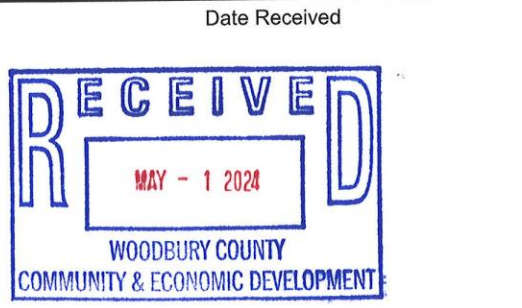
Owner Dolf Ivener represent Maxys Family Farm Applicant Dolf Ivener

Date 4/29/24 Date 4/29/24

Fee: \$400 Case #: 6979

Check #: 1005

Receipt #: _____



ORDINANCE NO. ____

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

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

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

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

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

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

Dated this ____ day of _____, 2024.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Attest:

Keith Radig

Patrick F. Gill, Woodbury County Auditor

Jeremy Taylor

Adoption Timeline:

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

ITEM ONE (1)

Property Owner(s): 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.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 29, 2024**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 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 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 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 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EVALUATION CRITERIA

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

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

This proposal appears to correspond with the goals and objectives of Chapter 1 in the Woodbury County Comprehensive Plan 2040 (https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). The purpose of the rezone to Agricultural Estates is to provide for additional single-family dwellings. This area is designated as rural residential on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives.

Future Land Use

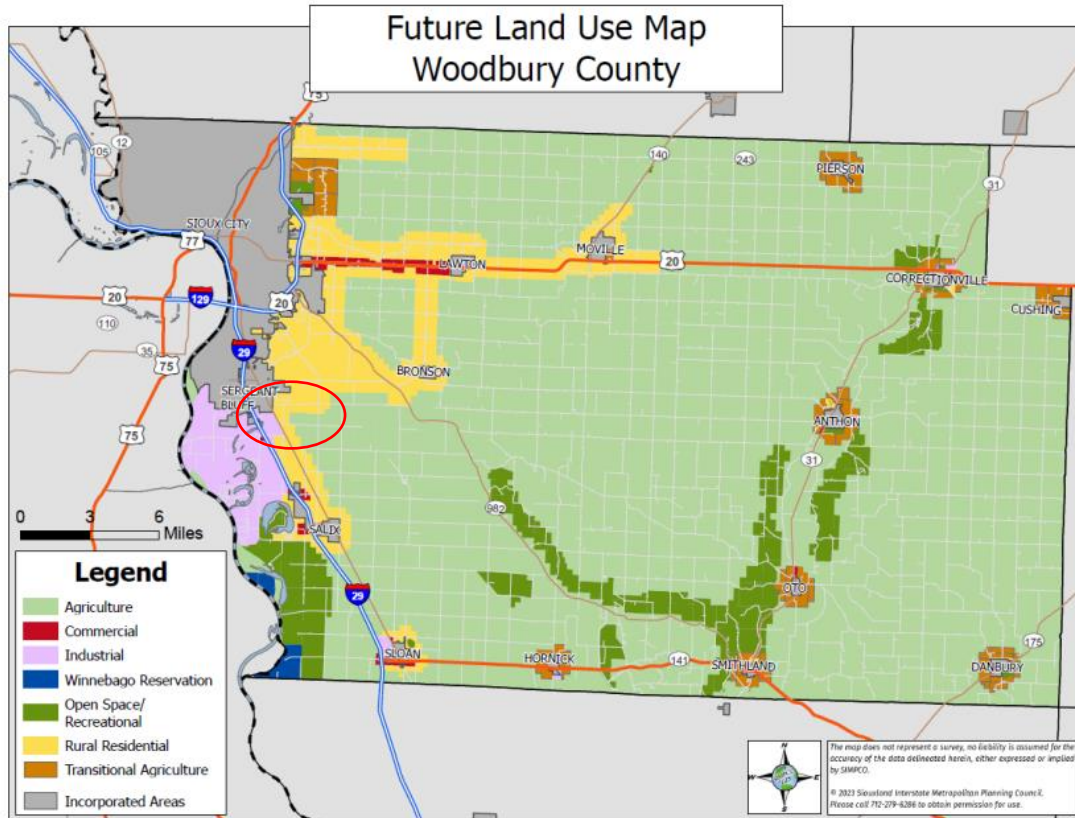


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

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

Summary

Parcel ID	874705200001
Gross Acres	15.52
ROW Acres	0.00
Gross Taxable Acres	15.52
Exempt Acres	0.00
Net Taxable Acres	15.52 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	75.64 (1174 CSR2 Points / 15.52 Gross Taxable Acres)

Agriculture Active Corridor: 2037 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52		1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODERATE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HARSH SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00



	Compatibility with adjacent land uses.
	The rezone to AE is compatible with the area residential uses. The AE Zoning District retains much of the land use characteristics that are offered in the AP Zoning District. The major difference between the two is that AE allows for more than two houses in a quarter-quarter section. Additional homes in the area should not be adversely impact the neighboring properties.
	Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.
	There does not appear to be any other additional compatibility issues with this location.
	Any other relevant factors.
	None.

INDEX LEGEND
 CITY: SERGEANT BLUFF
 COUNTY: WOODBURY
 THIS SECTION: 6 TRN, R47W
 ALQUOT PART: NE1/4 NW1/4 & NW 1/4 NE 1/4
 PROPRIETOR: MAXYS FAMILY FARM, LLC
 REQUESTED BY: DOLF A. IVENER
 SURVEYOR: JUSTIN S. JENSEN
 COMPANY: McCLURE
 RETURN TO: JUSTIN S. JENSEN
 701 10TH AVENUE NORTH
 FORT DODGE, IOWA 50501 | 515-678-7155

HUSEN 2ND ADDITION WOODBURY COUNTY, IOWA FINAL PLAT



413 Pearl Street
 Sioux City, Iowa 51101
 712.224.4612
 fax 515.975.4235

DEDICATION:

MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE _____ DAY OF _____, 2024.

BY: _____
 DOLF A. IVENER, MEMBER

STATE OF IOWA _____ SS.
 COUNTY OF WOODBURY

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOLF A. IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN OR AFFIRMED DID SAY THAT THAT PERSON IS A MEMBER OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THE SAID DOLF A. IVENER, MEMBER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

DEDICATION:

THE BRIAN AND BONNIE IVENER TRUST LTD JULY 6, 2006, IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE _____ DAY OF _____, 2024.

BY: _____
 BRIAN IVENER, TRUSTEES

BY: _____
 BONNIE IVENER, TRUSTEES

STATE OF _____ SS.
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED BRIAN IVENER AND BONNIE IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THE PERSON IS THE TRUSTEES OF THE BRIAN AND BONNIE IVENER TRUST LTD JULY 6, 2006, THE TRUSTEES EXECUTING THE FOREGOING INSTRUMENT, AS THAT THEY AS THAT TRUSTEES ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE TRUST BY IT AND BY THE TRUSTEES VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

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 _____, 2024

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

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

JULIE CONOLLY
 WOODBURY COUNTY ASSESSOR

TITLE OPINION

WE HAVE THIS DATE EXAMINED A COMPLETE ABSTRACT TO TITLE, PURSUANT TO IOWA CODE SECTION 354.1(1)(V) TO PROPERTY WHICH INCLUDES IN ITS ENTIRETY, PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE PLAT OF: HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLISHMAN ABSTRACT CO., INC., DATED _____, 2024 AT 8:59 A.M. AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY AND BRIAN AND BONNIE IVENER TRUST LTD JULY 6, 2006 SUBJECT TO THE FOLLOWING LIENS, LIMITATIONS AND EXCEPTIONS:

1. 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.

RYAN C. ROSS
 ATTORNEY AT LAW

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

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

DATED _____, 2024.

TINA M. BERTRAND, TREASURER WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).
 DATED _____, 2024.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SECRETARY, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVERTISEMENT THE ATTACHED PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE 2ND DAY OF APRIL, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED _____
 CHAIRPERSON SHAWN STRECK

DATED _____
 SECRETARY JEANNETTE KELLEN

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THAT SAID PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
 MAYOR JON WINKEL

APPROVED _____
 CITY CLERK DANNY CHRISTOFFERS

STATE OF IOWA _____ SS.
 WOODBURY COUNTY

I, DANNY CHRISTOFFERS, CLERK OF THE CITY OF SERGEANT BLUFF, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 8TH 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: _____

MAYOR JON WINKEL

CITY CLERK DANNY CHRISTOFFERS

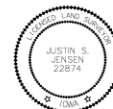
SURVEYOR'S CERTIFICATE

I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION 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 THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT WERE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

Preliminary
 05/03/2024 2:14:49 PM

JUSTIN S. JENSEN
 IOWA NO. 22874
 LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**HUSEN 2ND ADDITION
 FINAL PLAT**

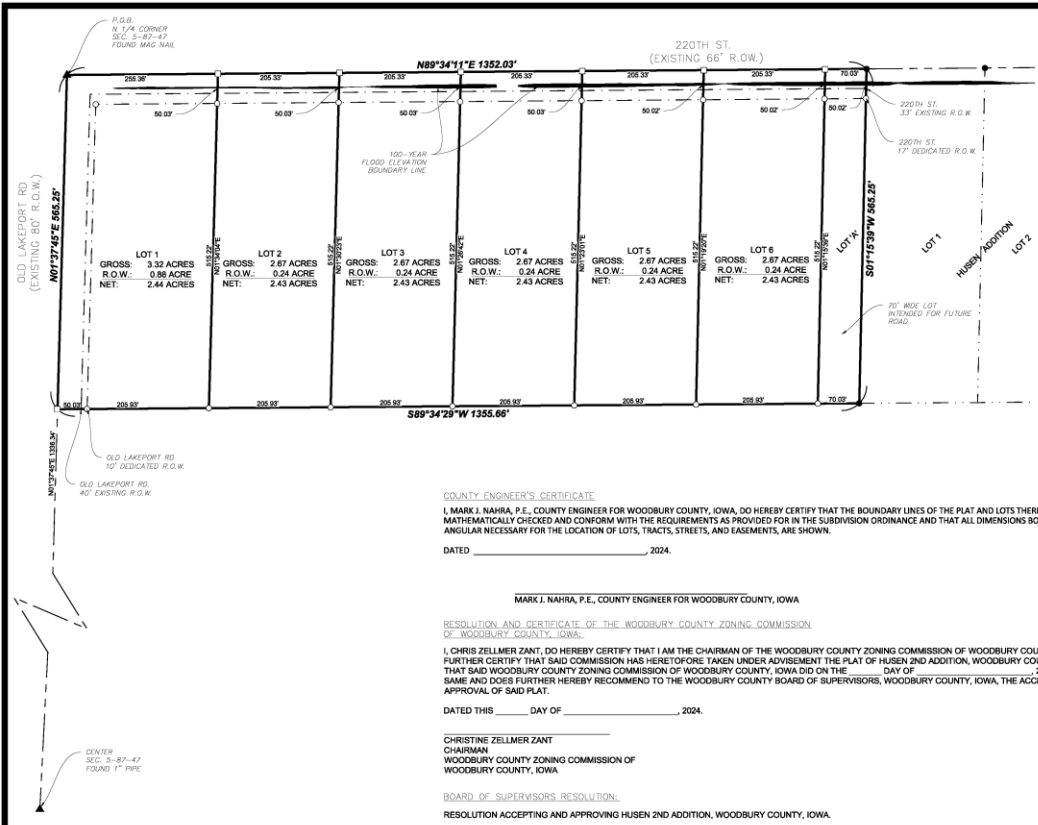
WOODBURY COUNTY
 202400004-000
 4/22/2024
 BY:SDM

ENGINEER DRAWN BY
 ---- J. JENSEN

SURVEYOR CHECKED BY
 J. JENSEN M. KNIGHT

DRAWING NO. SHEET NO.
 FP-01 01/02

DRAWING PATH: I:\2024\000004-0004-Drawings\Survey\2024000004_Sub_Amg_Acct DATE: 04/27/2024 8:40 AM PLOTTED BY: JUSTIN JENSEN



LOT 7A
GROSS: 0.91 ACRE
R.O.W.: 0.08 ACRE
NET: 0.83 ACRE

COUNTY ENGINEER'S CERTIFICATE

I, MARK J. 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 AND THAT ALL DIMENSIONS BOTH LINEAR AND ANGLIAN NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.

MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA

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 ADVICEMENT THE PLAT OF HUSEN 2ND 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.

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

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION ACCEPTING AND APPROVING HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETORS DID ON THE _____ DAY OF _____, 2024 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS HUSEN 2ND 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 HUSEN 2ND 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

PATRICK F. GILL SECRETARY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 6TH 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 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.66 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION OF RIGHT OF WAY

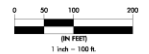
THE OWNER HEREBY DEDICATES 10 FEET OF ADDITIONAL RIGHT OF WAY ALONG OLD LAKEPORT ROAD AND 17' OF ADDITIONAL RIGHT OF WAY ALONG 220TH STREET FOR USE IN FUTURE ROADWAY AND UTILITY IMPROVEMENTS.

BASIS OF BEARINGS

IOWA REGIONAL COORDINATE SYSTEM - ZONE 4
FLOOD PLAIN

ON FEBRUARY 26TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2458 WAS DETERMINED BY:

MEESHA LEGG
IOWA DNR, FLOOD PLAN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 8TH STREET
DES MOINES, IA 50319



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
202400004-000
4/22/2024
REVISONS

ENGINEER: J.JENSEN
DRAFTER: M. KNIGHT
SURVEYOR: J.JENSEN
CADD CLIP:

DRAWING NO. FP-01
SHEET NO. 02/02

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT
- MONUMENTS FOUND

MONUMENTS FOUND

- ▲ REGIONAL CORNER
- MAG NAIL
- 1/2" REBAR W/PC #22874 (UNLESS NOTED OTHERWISE)
- 1/2" REBAR W/PC #22874
- MAG NAIL

INFO

- IND FOUND
- RED PG BOOK AND PAGE
- RED PG MEASUREMENT RECORDED
- R.O.W. RIGHT-OF-WAY
- RED PG MEASUREMENT
- PKC PINK PLASTIC CAP
- GPS GREEN PLASTIC CAP
- P.O.B. POINT OF BEGINNING

VICINITY MAP
SEC. 5-87-47

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 8:00 PM or as soon thereafter as the matters may be considered.
Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 8th 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: 3672612194 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, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.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 *Thomson Farm Addition*, Woodbury County, Iowa. A min (1) of minor subdivision in a 2.24-acre portion of T8N R45W (Fond Tower) in Section 21 in the NW 1/4 of the NE 1/4 on Parcel #6420121110. The property is approximately 1.1 miles south of the City of Brunson. The property is located in the Agriculture Preservation (AP) Zoning District and on the south side of 1520 Street. Property Owner(s)/Applicant(s): Mark W. & Mary J. Thomson Joint Revocable Trust, 1995 Eastland Ave., Brunson, IA 51007-3109 / Mark W. Thomson, 1955 Eastland Ave., Brunson, IA 51007-3109.
Item Two (2)
Zoning Ordinance Map Amendment (Rezone)
Pursuant to Section 53 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 (rezone) to the Woodbury County Zoning Ordinance and Map for the Unincorporated Area of Woodbury County Iowa by Daff Verner representing Mays Family Farm, LLC and the Brian and Bonnie Verner Trust UTD July 6, 2006. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agriculture 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, T8N R45W (Fond Tower) in the County of Woodbury and State of Iowa. The property is known as 063 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 N89°34'11"E, 1862.09 FEET TO THE NORTH WEST CORNER OF LCT 1 OF HUSEN ADDITION, THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'30"W, 566.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE S88°34'25"W, 1020.09 FEET TO THE WEST LINE OF SAID NORTH-EAST QUARTER, THENCE ALONG SAID WEST LINE N01°37'05"E, 662.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRES OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s): Mays Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Verner Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner/Applicants: Daff Verner representing Mays Family Farm, LLC and the Brian and Bonnie Verner 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 T67N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #674705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakewood Road and abuts the south side of 223rd 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): Dori Ivener representing / Moxys 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:	38
Notification Letter Date:	May 10, 2024
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	May 29, 2024 (ZC). June 11, 18, 25 (BOS)
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.	



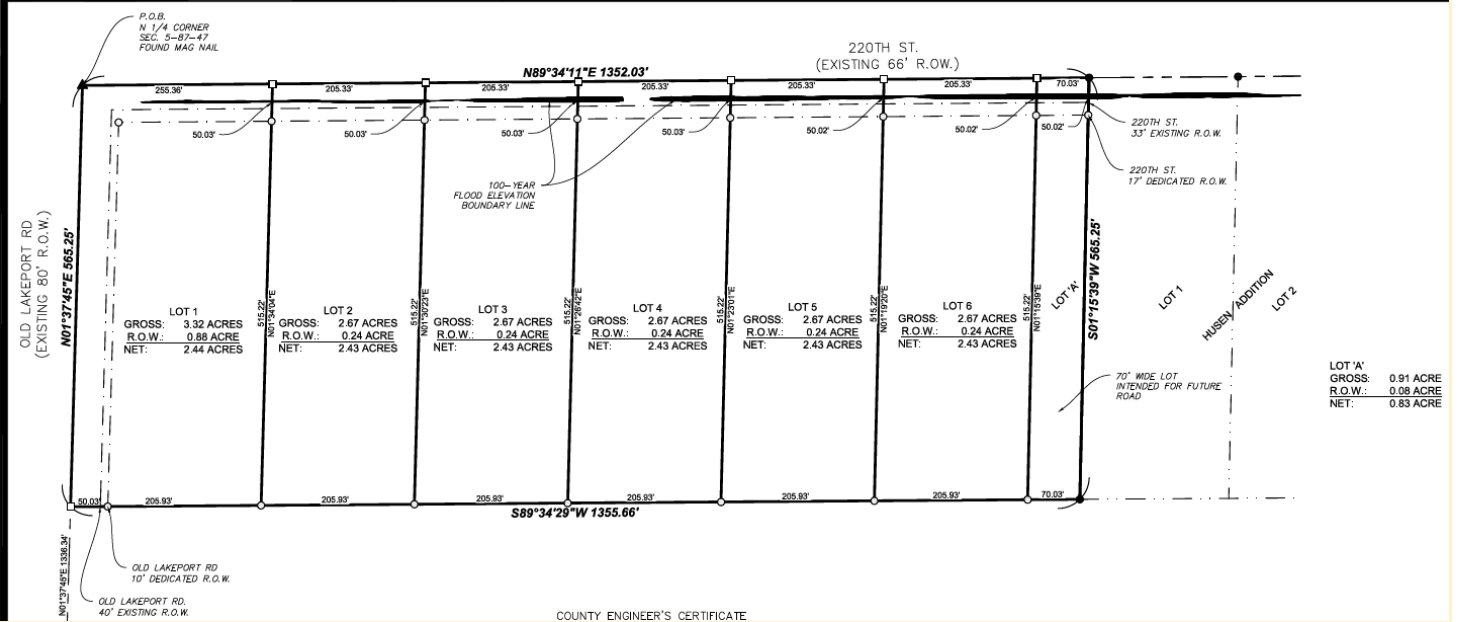
PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Maxys Family Farm, LLC & Brian and Bonnie Ivener Trust UTD July 6, 2006	3701 Cheyenne Blvd.	Sioux City	IA	51104	None
Kevin R. Alexander & Linda C. Alexander	1396 220th Street	Sergeant Bluff	IA	51054	No written comments. Mr. Alexander spoke before the Woodbury County Zoning Commission on May 29, 2024 regarding the minor subdivision agenda item. Offered concerns about water run-off. Please refer to minutes and YouTube channel audio for context.
Ward Douglas Wood	2224 Banner Ave.	Sergeant Bluff	IA	51054-8077	None
Union Pacific Railroad	1400 Douglas, STOP 1640	Omaha	NE	68179-1640	None
Harold J. Drotzmann & Mary K. Drotzmann, as Trustees of the Joint Revocable Trust of Harold J. Drotzmann and Mark K. Drotzmann, dated March 21, 2016	2206 Hwy. 75 S	Sergeant Bluff	IA	51054	None
Jeffrey H. Johnson & Katrina M. Johnson	7405 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Tracy L. Morris & Robyn L. Morris	7441 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Gary D. Sturges & Ginice L. Sturges	7415 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Paul Goeden & Kendra Goeden	1384 220th Street	Sergeant Bluff	IA	51054	None
Gene Gross & Lindsey Gross	1386 220th Street	Sergeant Bluff	IA	51054	None
Robert J. Hamman, as Trustee of the Robert J. Hamman Revocable Trust	4151 Sherwood Terrace	Sioux City	IA	51106	None
Troy P. Husen and Renee L. Husen	1390 220th Street	Sergeant Bluff	IA	51054	None
Robert F. Schultz and Debra L. Schultz	7380 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Trent J. Stulich and Julie T. Stulich	7384 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Joseph J. Hardy or his Successors in Trust, Trustee under the Joseph J. Hardy Trust	7390 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Raymond A. Jackson and Jennifer A. Jackson	1359 220th Street	Sergeant Bluff	IA	51054	None
Michael Kilburn and Stacy Kilburn	1361 220th Street	Sergeant Bluff	IA	51054	None
Jacob A. Goodin and Sheli H. Goodin	1369 220th Street	Sergeant Bluff	IA	51054	None
Josey L. Bales	1371 220th Street	Sergeant Bluff	IA	51054	None
Scott A. Barto and Rachelle D. Barto	1379 220th Street	Sergeant Bluff	IA	51054	None
Levi D. Montange and Kelsey J. Montange	1383 220th Street	Sergeant Bluff	IA	51054	None
Patrick Demara and Shelly Demara	1389 220th Street	Sergeant Bluff	IA	51054	None
Troy M. Bowman and Dayna R. Bowman	1391 220th Street	Sergeant Bluff	IA	51051	None
Gary Kaiser and Stacy Kaiser	1395 220th Street	Sergeant Bluff	IA	51054	None
Cory Christensen	116 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Shane L. Steele	117 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Brice W. Petersen and Nancy R. Petersen	118 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Mary Lee Ruble	119 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
H. Dean Fischer & Mary A. Fischer	120 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Leon D. Stevenson & Bonnie L. Stevenson	121 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Brenda M. Hunt	122 Pioneer Valey Road	Sergeant Bluff	IA	51054-8011	None

Thomas S. Monk & Nettie L. Monk	123 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Chase Woolridge & Alexa Woolridge	124 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Ronnie Carlson	125 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Serenity Point, LLC	24583 Cypress Avenue	Onawa	IA	51040	None
Jack Cook Farms, Inc.	7374 Old Lakeport Road	Sergeant Bluff	IA	51054	None
City of Sergeant Bluff	PO Box 703	Sergeant Bluff	IA	51054-0703	None
Leonard D. Jorgensen and Patricia J. Jorgensen, as Trustees of the Joint Revocable Trust of Leonard D. Jorgensen and Patricia J. Jorgensen dated March 30, 2020	515 Kingston Circle	Sergeant Bluff	IA	51054	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF ANTHON:	None
FIBERCOMM:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LIBERTY TOWNSHIP:	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. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to customer contributions. Have a great week, Daniel! – Casey Meinen, 5/6/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	See comments below for the Husen 2nd Addition: - no conflicts developer should be made aware extension of MEC natural gas distribution facilities would be subject to customer contributions. – Tyler Ahlquist, 5/6/24.
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 issues. – Matt McGee, 5/6/24.
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:	I have reviewed the request for the rezone of the area proposed as the Husen 2nd Addition from Ag Preservation to Ag Estate. This area is served by paved or hard surfaced roads, is on the edge of the city of Sergeant Bluff and is a reasonable land use change. I have no issue with the proposed rezone and find it to be consistent with development in this area. I recommend approval of the rezone request. – Mark J. Nahra, PE, 5/20/24.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 5/6/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding these requests. – Neil Stockfleth, 5/6/24.
WOODBURY COUNTY TREASURER:	None

PLAT MAP EXCERPT



COUNTY ENGINEER'S CERTIFICATE

Woodbury County, IA / Sioux City

Summary

Parcel ID 874705200001
Alternate ID 767220
Property Address N/A
Sec/Twp/Rng 5-87-47
Brief Tax Description NWNE 5-87-47
(Note: Not to be used on legal documents)
Deed Book/Page [2021-06042 \(5/6/2021\)](#)
Gross Acres 15.52
Net Acres 15.52
Adjusted CSR Pts 1174
Zoning AP - AGRICULTURAL PRESERVATION
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[MAXYS FAMILY FARM LLC](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

[IVENER BRIAN & BONNIE TRUST](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

Contract Holder
Mailing Address
 MICHAEL OR GINA BERNSTEIN
 8 CRESTWOOD DR
 SAINT LOUIS MO 63105

Land

Lot Area 15.52 Acres ;676,051 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$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	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430

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**TM Woodbury County, IA / Sioux City



Overview



Legend

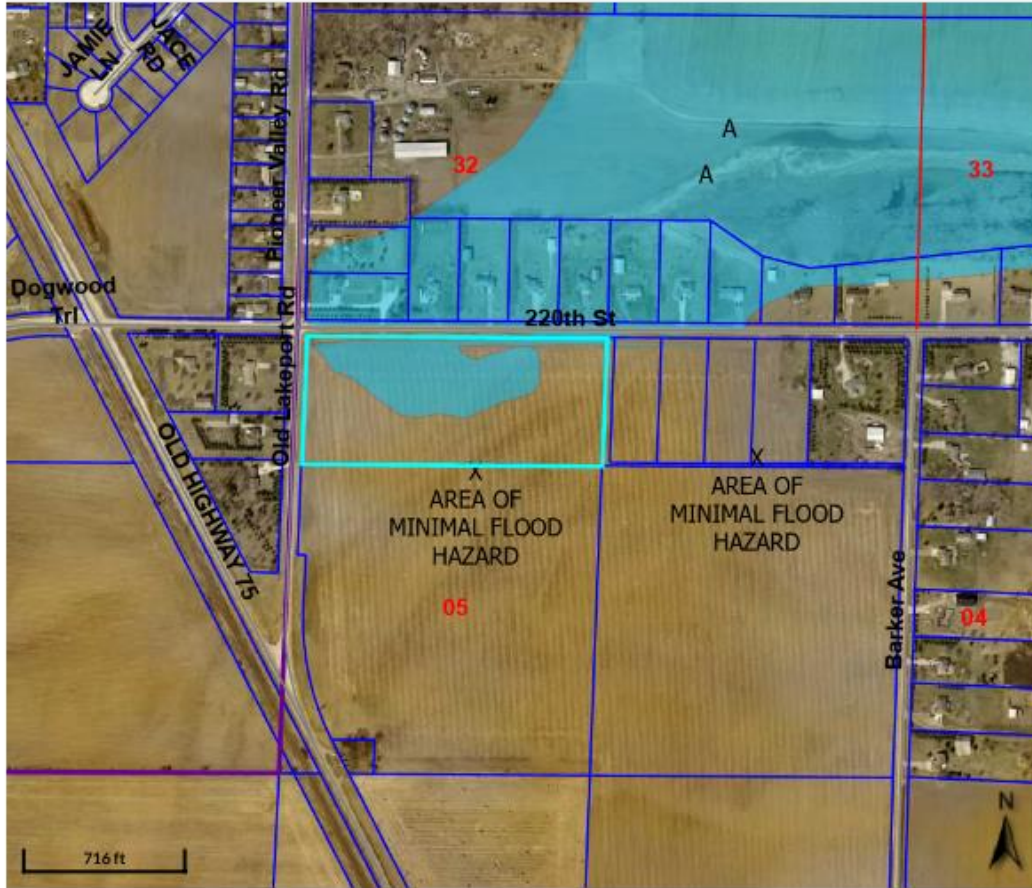
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIoux CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 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,
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIoux CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM
 Developed by Schneider
 GEOSPATIAL

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM
 Developed by Schneider
 GEOSPATIAL



2/26/2024

DOLF IVENER
C/O JUSTIN JENSEN
MCCLURE ENGINEERING CO.
705 1ST AVE N
FORT DODGE, IA 50501

Project Description: BFE Request for a subdivision of a farm field adding approximately 6 house lots.; (Farmer's Ditch)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.3853/-96.3374; Woodbury County
Iowa DNR Project ID Number: 2023-2459

Dear Justin Jensen:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 1085.1', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg

Digitally signed by
Meesha Legg
Date: 2024.02.26
14:46:11 -06'00'

Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dolf Ivener; 3400 talbot, Sioux City, IA, 51103, dolfivener@gmail.com
Aaron Lincoln; 401 4th St, PO Box 703, Sergeant Bluff, IA, 50154-8508, aaron@cityofsergeantbluff.com
Dan Priestley; 620 Douglas Street, Floor 6, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov

ELEVATION MAP



BeaconTM 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	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by Schneider
 GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	874705200001		
Gross Acres	15.52		
ROW Acres	0.00		
Gross Taxable Acres	15.52		
Exempt Acres	0.00		
Net Taxable Acres	15.52	<i>(Gross Taxable Acres - Exempt Land)</i>	
Average Unadjusted CSR2	75.64	<i>(1174 CSR2 Points / 15.52 Gross Taxable Acres)</i>	

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52		1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00

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Contact Us



MAY 30 2024 11:36

**APPLICATION FORM FOR WOODBURY COUNTY
BOARD/COMMISSION**

Please Return To:
Woodbury County Board of Supervisors, Room 104, Woodbury County Courthouse,
620 Douglas St., Sioux City, Iowa 51101
Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: Veteran Affairs Commission (Board/Commission)
Date 04/26/2024 E-mail Address phillip.hinds@yahoo.com
Name Phillip Hinds
Address 2420 West 20th St Sioux City Iowa 51103
Phone Number 712-202-4455 Fax Number _____
Business Phone _____ Cell Phone _____

This form assists the Board of Supervisors in evaluating the qualifications of applicants for appointment to a board or commission. State law requires political subdivisions to make a good faith effort to balance most appointive boards, commissions, committees, and councils according to gender by January 1, 2012, and each year thereafter.

Female Male

Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

Dakota Supply Group - Counter/Inside Sales, 185th ARW Civil Eng. (19-Current), NMCB
15 and ACB2 Navy Reserve (08-19), Active Navy (04-08), Knights of Columbus South Sioux City
(14-Current), VFW Post 5065 Ute Iowa (08-Current)

The following questions will assist the Board of Supervisors in its selection.

■ **How much time will you be willing to devote in this position?**

As much as my employment will allow, along with the office needs.

■ **Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.**

With having dealt with this program as a Veteran, I understand the needs of the Service Members
and the issues which bring them to the office. I am willing to support and volunteer my time
to help assist with any outreach events along with monthly meetings and or emergency situations.
I am a current Service Member and speak highly of the office and what they are doing for the local
Veterans in the county.

■ **Contributions you feel you can make to the Board/Commission:**

With being both Navy and Air Force I bring different back ground and knowledge of the branches
and what the Veterans will be facing when they return from deployments, and other careers that the
branches have. I also have backgrounds in both active duty and guard.

■ **Direction/role you perceive of this Board/Commission:**

To communicate with the office on what the needs of current veterans are and positively bring Veterans to the office to assist with notifying what services and resources are available for them.

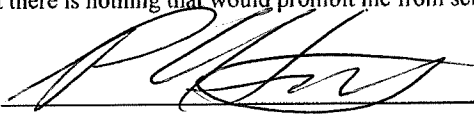
■ **In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?**

With having previously used the services of the office I am well versed in the process and what the office does. With that in mind I am able to converse with other Veterans to make sure they know what is available for them. I am very dedicated with supporting the local Veterans and the local office with all things they are able to complete with the office.

■ **Please provide two references who may be contacted on your qualifications for this position.**

Name	Address	Phone number	Email address	Relationship
Andy Groh	Osage Iowa	712-389-0554		CE Supervisor
Sarah Vogel	Sioux City Iowa	605-728-1090		Current Manager
Jerad Olson		402-310-2021		CE Commander

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature  Date 4/26/24

**YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE REPRODUCED AND
DISTRIBUTED FOR THE PUBLIC.**



IOWA AIR NATIONAL GUARD
HEADQUARTERS 185TH AIR REFUELING WING
2920 HEADQUARTERS AVE
SIOUX CITY, IA 51111-1300

5 MAY 2024

MEMORANDUM FOR WOODBURY COUNTY COMMISSION OF VETERAN AFFAIRS

FROM: Master Sergeant Andrew Groh
185th Air Refueling Wing
2920 Headquarters Ave
Sioux City, IA, 51111

SUBJECT: Letter of Endorsement

I fully endorse TSgt Phil Hinds as a board member on the Woodbury County Commission of Veteran Affairs. His Service before Self attitude is reflected in both his military and civilian life. His commitment to volunteer his time both while deployed and here at home makes an enormous difference in the lives of those affected. He carries with him and empathy and understanding of the people around him, and a want to help them improve. TSgt Hinds would be an asset of great knowledge in both Military and civilian life, and the paths that move between them.

TSgt Hinds has served in the active-duty Navy, the Navy Reserves, and is currently serving in the Air National Guard. He has been an Airman of excellent quality, a mentor, and a great friend to those around him, and would have a positive impact on those that he would interact with and affect while serving on the Woodbury County Commission of Veteran Affairs.

TSgt Hinds dedication to his community, the state, and his country are an amazing asset. I have had the privilege of being his mentor and friend for many years and hope he can further serve a greater number of Woodbury County residents.

A handwritten signature in black ink, appearing to read "Andrew Groh".

Andrew Groh, Master Sergeant, USAF
185th Heavy Equipment Supervisor



IOWA AIR NATIONAL GUARD
HEADQUARTERS 185TH AIR REFUELING WING
2920 HEADQUARTERS AVE
SIOUX CITY, IA 51111-1300

5 MAY 2024

MEMORANDUM FOR WOODBURY COUNTY COMMISSION OF VETERAN AFFAIRS

FROM: Lt Col Jared Olson
185th Air Refueling Wing
2920 Headquarters Ave
Sioux City, IA, 51111

SUBJECT: Letter of Endorsement

I strongly recommend TSgt Phil Hinds as a board member on the Woodbury County Commission of Veteran Affairs. His dedication and service to his community and country are unparalleled. Throughout his decorated 20-year military career, he has gained a tremendous amount of knowledge and experience through numerous overseas deployments and state activations. Through his vast military experiences, TSgt Hinds has developed the aptitude, critical thinking skills, empathy, and patience required of a board member.

TSgt Hinds has served in the active-duty Navy, the Navy Reserves, and is currently serving in the Air National Guard. Having a board member with that breadth of experience would be a tremendous asset for the Woodbury County Commission of Veteran Affairs.

TSgt Hinds has dedicated his life to serving his community, state, and country, and it has given him great reward. I am lucky to have him in my squadron, and you would be lucky to have him as a board member.

Jared W. Olson

Jared W Olson, Lt Col, USAF
185th Civil Engineer Commander

Karen James

From: Zane Chwirka
Sent: Friday, June 7, 2024 11:02 AM
To: Karen James
Subject: Veterans Commission application

Good morning,

Would please consider my last years application for the Veterans Commission board for this year. If you need something else, please let me know. I am off work until June 17th. Vacation time, yea! My cell number is 712-898-2121.

Thank you very much,
Deputy Zane Chwirka

APPLICATION FORM FOR WOODBURY COUNTY BOARD/COMMISSION

Please Return To:

Woodbury County Board of Supervisors, Room 104, Woodbury County Courthouse,
620 Douglas St., Sioux City, Iowa 51101
Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: COMMISSION, VETERAN AFFAIRS (Board/Commission)

Date 1-19-2023 E-mail Address zane.chwirka@woodburycountyiowa.gov

Name ZANE CHWIRKA

Address 1700 S. CORNELIA ST

Phone Number 712-898-2121

Fax Number _____

Business Phone (712) 279-6010 EXT. 2679

Cell Phone (712) 898-2121

This form assists the Board of Supervisors in evaluating the qualifications of applicants for appointment to a board or commission. State law requires political subdivisions to make a good faith effort to balance most appointive boards, commissions, committees, and councils according to gender by January 1, 2012, and each year thereafter.

Female Male

Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

- WOODBURY COUNTY SHERIFF'S OFFICE - DEPUTY
- I'M AN ASSISTANT COACH AT SIOUXLAND CHRISTIAN W/ FOOTBALL AND BASKETBALL
- TRY TO STAY IN SHAPE, RUN & LIFT

The following questions will assist the Board of Supervisors in its selection.

■ How much time will you be willing to devote in this position?

A COUPLE HOURS A MONTH

■ Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.

I AM LOOKING TO GAIN INFO ON HOW I CAN ASSIST OTHER VETS AND MYSELF BETWEEN THE ARMY BUND AND AIR BUND I RETIRED ABOUT A YEAR AGO W/ 21 YEARS OF SERVICE.

■ Contributions you feel you can make to the Board/Commission:

BEING EMPATHETIC AND JUST TRYING TO HELP OTHERS. I CAN RELATE TO ALOT OF OUR SERVICE MEMBERS

■ Direction/role you perceive of this Board/Commission:

TO BE AN ADVOCATE FOR OUR VETS AND THEIR FAMILIES.

■ In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

SASHA DOWNS ASKED ME IF I WOULD BE INTERESTED IN A POSITION W/ THE VETERAN AFFAIRS COMMISSION. I DO NOT KNOW A LOT OF WHAT THIS JOB ENTAILS BUT AM WILLING TO LEARN AND HELP OUR VETS.

■ Please provide two references who may be contacted on your qualifications for this position.

Name	Address	Phone number	Email address	Relationship
WILLIE GARRETT	203 3RD ST. P.O. BOX 655	712-635-6448	wgarrett@woodburycountyia.gov	FRIEND/co-worker
TIM CHRISTENSEN	3221 ORLEANS AVE. S.C. IA	(712) 898-7442	timtimc76@gmail.com	FRIEND

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature [Signature] Date 1-19-2023

YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE REPRODUCED AND
DISTRIBUTED FOR THE PUBLIC.

Lisa Robinson

From: Loni Kuhlmann
Sent: Thursday, March 9, 2023 11:23 AM
To: Lisa Robinson
Subject: FW: Referral Letters

Loni Kuhlmann, Executive Director
Woodbury County Commission of Veteran Affairs
1211 Tri View Ave
Sioux City, IA 51103
Phone: (712) 279-6605 or 6606
Fax: (712) 224-4093
Email: lkuhlmann@woodburycountyiowa.gov

From: Tim Christensen <timmtc76@gmail.com>
Sent: Thursday, March 9, 2023 11:11 AM
To: Loni Kuhlmann <lkuhlmann@woodburycountyiowa.gov>
Subject: Re: Referral Letters

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Loni,

Zane is one of my closest friends and an amazing human being. I have personally witnessed this man help so many people not only at the guard but in the civilian world as well, myself included. He was there for me in some serious times of need and would reach out to me just to make sure I was ok. He is a highly motivated individual that has empathy by the truckloads. He is a very fluent speaker and wise beyond his years. His leadership qualities are some of the best I have ever seen in my 27 years of military experience and he was very inspiring to his troops and even to his officers over him. I even considered him a role model and he was very helpful in guiding me through some tough times in my life. I highly recommend Zane Chwirka for the position of commissioner and I have complete confidence he will do amazing things!!

V/r
LtCol Tim Christensen

On Thu, Mar 9, 2023 at 10:51 AM Loni Kuhlmann <lkuhlmann@woodburycountyiowa.gov> wrote:

I am still in need of your referral letters for our new commissioner applicants. Please respond by the end of the week with them. Thank you .

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

Date: 06/06/2024 Weekly Agenda Date: 06/11/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: <u>Mark J. Nahra, County Engineer</u>		
WORDING FOR AGENDA ITEM:		
<div style="border: 1px solid black; padding: 5px;">Consideration of quit claim deed for vacated county rights of way in the platted Town of Luton</div>		
ACTION REQUIRED:		
Approve Ordinance <input type="checkbox"/>	Approve Resolution <input type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Public Hearing <input type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input checked="" type="checkbox"/>

EXECUTIVE SUMMARY:

The county engineers office has prepared a quit claim deed for transfer of ownership of vacated streets and alleys requested by an adjacent landowner.

BACKGROUND:

In 1985 the Board of Supervisors vacated platted street and alley rights of way in the platted Town of Luton. Deeds were not completed to transfer ownership. The county engineer's office has prepared a quit claim to the rights of way for portions of the rights of way as requested by an adjacent landowner.

FINANCIAL IMPACT:

The county will place this land back on the property tax rolls.

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:

Recommend the Board approve the quit claim deeds.

ACTION REQUIRED / PROPOSED MOTION:

Individual motions are required to quit claim street and alley rights of way as follows:
Approve quit claim deed for: Michael & Carla Swingen

QUIT CLAIM DEED

For the consideration of one dollar (\$1.00) and other valuable consideration, Woodbury County represented by its Board of Supervisors, _____, Chairperson does hereby quit claim to Michael & Carla Swingen, all right, title, interest, estate, claim, and demand on the following described real estate in Woodbury County, Iowa:

The vacated east-west 16' wide alley in block 2 between lots 3-4 & 11-14 containing 1,600 square feet, more or less, in the original plat of the Town of Luton located in Section 20, T87N, R46W, Woodbury Township of the 5th P.M. Woodbury County, Iowa.

The south 8' of the vacated east-west 16' wide alley in block 2 between lots 1-2 & 15-18 containing 800 square feet, more or less, in the original plat of the Town of Luton located in Section 20, T87N, R46W, Woodbury Township of the 5th P.M. Woodbury County, Iowa.

Said real estate being part of the original plat of the Town of Luton and subject to other easements of record.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine or feminine gender, according to the context.

Dated: June 11, 2024

Chair, County Board of Supervisors

County Seal:

County Auditor

On this _____ day of _____, 2024, before me _____ a notary public in and for the State of Iowa appeared _____ and _____, to me personally known, and who, being by me duly sworn, did say that they are the Chairperson of the County Board of Supervisors and County Auditor, respectively, of the County of Woodbury, Iowa; that the seal affixed to the foregoing instrument is the county seal of the county, and that the instrument was signed and sealed on behalf of the county, by authority of its Board of Supervisors, as contained in the Supervisors Minute Book, as passed by the Board of Supervisors on the _____ day of _____, 2024 and, _____ and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the county, by it voluntarily executed.

Notary Public
My Commission Expires: _____

Seal:

