



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 18) (WEEK 25 OF 2024)**

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

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Matthew A. Ung
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 18, 2024, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

AGENDA

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

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

1. Approval of the agenda Action

Consent Agenda

Items 2 through 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 11, 2024 meeting
3. Approval of claims
4. Board Administration – Heather VanSickle
Approval of Notice of Property Sale Resolution for Parcel #894824477010 (aka 3101 Edmunds Ave.) for Tuesday, July 2nd at 4:35 p.m.

5. Board Administration – Karen James
Approval of lifting tax suspension for D.T.
6. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transactions
7. Community Action Agency of Siouxland – Jean Logan
Approve the appointment of Bibi Jauron to the Community Action Agency Board of Directors to complete a three-year term ending March, 2025
8. Secondary Roads – Mark Nahra
Approval of Notice of Property Sale Resolution for parcels along Sioux Avenue in Correctionville, Iowa for Tuesday, July 16th at 4:40 p.m.

End Consent Agenda

9. Board of Supervisors – Daniel Bittinger
Approval to postpone the Salix Drainage District review meeting to August 20, 2024 Action
10. County Auditor – Patrick Gill
 - a. Approve and receive for signature to discontinue recurring services for Advanced Scheduling Action
 - b. Approve and receive for signature to discontinue recurring services for Tyler Socrata Open Finance Action
11. Planning/Zoning – Daniel Priestly

4:40 p.m.
(Set time)

 - a. Conduct the 2nd public hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to Agricultural Estates (AE) on Parcel #874705200001 owned by the Maxys Family Farm LLC & the Brian and Bonnie Ivener Trust Action
 - b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone) on Parcel #874705200001 as the final reading Action
 - c. Approve to waive the 3rd reading of the Zoning Ordinance Map Amendment (Rezone) Action
 - d. Adopt the Zoning Ordinance Map Amendment (Rezone) Action
 - e. Receive the final report and the Zoning Commission’s recommendation from their 5/29/24 meeting to approve the final plat of Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa and to require a pavement agreement for 220th Street Action
 - f. Approve Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa with the condition that property owner’s sign a pavement agreement for any future improvements to 220th Street Action
12. Board Administration – Dennis Butler
 - a. Approval of Appropriation Resolution for FY 2025 Action
 - b. Approval of resolutions for Inter-Fund Operating Transfer for FY 2025 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 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
- WED., JUL 17 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., JUL 18 10:00 a.m.** StarComm, Security Institute, WIT
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JUL 19 12:00 p.m.** Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.

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

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

JUNE 11, 2024, TWENTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 11, 2024, at 4:30 p.m. Board members present were Ung (phone), Nelson, Bittinger II, Taylor (phone), and Radig. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Budget and Finance Director, and Patrick Gill, Auditor/Clerk to the Board.

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

1. Motion by Bittinger second by Radig to approve the agenda for June 11, 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 June 4, 2024, meeting. Copy filed.
3. To approve the claims totaling \$1,526,831.37. Copy filed.
- 4a. To approve the reappointment of Kim Peterson, 515 N Pine St, Lawton, and Carol Nelson, 1514 Jasper Ave., Merville, to the Woodbury County Library Board of Trustees. Copy filed.
- 4b. To approve the reappointment of Joseph Donovan, 3300 Walden Ave., Sioux City, to the Veteran Affairs Commission. Copy filed.
- 4c. To approve the reappointment of Charles Hertz, 719 Stable Path, Sergeant Bluff, to the Civil Service Commission. Copy filed.
- 4d. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Bryan UitDeFlesch, parcel #894823127003, 2240 Roosevelt St.

WOODBURY COUNTY, IOWA
RESOLUTION #13,757
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Bryan UitDeFlesch, as titleholder of a property located 2240 Roosevelt St., Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel #894823127003

METROPOLITAN PARK LOT 16 & LOT 17 BLK 11

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

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

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

SO RESOLVED this 11th day of June 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 5a. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Dreamhomes LLC, VIN #50300416F.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,758
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 judgement 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.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 5b. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Bonnie Lou Jones, VIN #4752761322.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,759
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 judgement 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.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6. To approve an application for a 12-month, Class C Retail Alcohol License for Abu Bekr Shrine, effective 06/21/24 through 06/20/25. Copy filed.
- 7a. To approve the permit to work in the right of way for Nick Haugen. Copy filed.
- 7b. To approve the permit to work in the right of way for Randy Kleinberg. Copy filed.
- 8a. To approve the separation of David Almendarez, Civilian Jailer, County Sheriff Dept., effective 6-05-24. Resignation; the appointment of Jake Erdmann, Civilian Jailer, County Sheriff Dept., effective 06-17-24, \$23.97/hour. Job Vacancy Posted on 4/24/24. Entry Level Salary: \$23.97/hour.; the appointment of Jacey Tadlock, Civilian Jailer, County Sheriff Dept., effective 6-17-24, \$23.97/hour. Job Vacancy Posted on 4/15/24. Entry Level Salary: \$23.97/hour.; the appointment of Logan Trobaugh, Civilian Jailer, County Sheriff Dept., effective 6-17-24, \$23.97/hour. Job Vacancy Posted on 4/18/2024. Entry Level Salary: \$23.97/hour.; the other of Heather Satterwhite-Van Sickel, Executive Secretary/Public Bidder, Board of Supervisors Dept., effective 7-01-24, \$30.72/hour, 10%=\$2.84/hr. Effective 7-1-24: Moving to Grade 6/Step 5 AFSCME Pay Scale.; the other of Letitia Brice, Secretary III, Secondary Roads Dept., effective 7-01-24, \$30.72/hour, 10%=\$2.84/hr. Effective 7-1-24: Moving to Grade 6/Step 5 AFSCME Pay Scale.; and the other of Katie Parker, Secretary III, Human Resources Dept., effective 7-1-24, \$30.72/hour, 10%=\$2.84/hr. Effective 7-1-24: Moving to Grade 6/Step 5 AFSCME Pay Scale. Copy filed.
- 8b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Civilian Jailer, County Sheriff Dept. CWA Civilian: \$23.97/hour. Copy filed.

Carried 5-0, Nelson abstained from the item to approve the reappointment of Kim Peterson, 515 N Pine St, Lawton, and Carol Nelson, 1514 Jasper Ave., Merville, to the Woodbury County Library Board of Trustees.

- 9. The Canvass was held for the Primary Election held on June 4, 2024.

It was reported by Steve Hofmeyer, Deputy Elections.

There were four (4) provisional ballots of which three (3) were accepted and added to the tally and one (1) was rejected. There were six (6) after-election ballots of which one (1) was accepted and added to the tally and five (5) were rejected.

United State Representative District 4 – Dem

Ryan Melton	Received One Thousand and Twenty-Four (1,024) votes
Scattering	Received Six (6) votes
Total	One Thousand and Thirty (1,030) votes

State Representative District 1 – Dem

J.D. Scholten	Received Two Hundred and Eighty-Eight (288) votes
Scattering	Received Four (4) votes
Total	Two Hundred and Ninety-Two (292) votes

State Representative District 2 – Dem

Jessica Lopez-Walker	Received Three Hundred and Thirteen (313) votes
Scattering	Received One (1) votes
Total	Three Hundred and Fourteen (314) votes

State Representative District 13 – Dem

Scattering	Received Eleven (11) votes
Total	Eleven (11) votes

State Representative District 14 – Dem

Scattering	Received Eighteen (18) votes
Total	Eighteen (18) votes

County Board of Supervisors District 1 – Dem

John Herrig	Received Nine Hundred and Eighty-Six (986) votes
Scattering	Received Nine (9) votes
Total	Nine Hundred and Ninety-Five (995) votes

We therefore declare: John Herrig to be duly nominated for the office of County Board of Supervisors District 1 – Dem.

County Board of Supervisors District 3 – Dem

Scattering	Received Forty-Three (43) votes
Total	Forty-Three (43) votes

County Board of Supervisors District 5 – Dem

Lincoln Ryan	Received Nine Hundred and Fifty-Five (955) votes
Scattering	Received Nine (9) votes
Total	Nine Hundred and Sixty-Four (964) votes

We therefore declare: Lincoln Ryan to be duly nominated for the office of County Board of Supervisors District 5 – Dem.

County Auditor and Recorder – Dem

Pat Gill	Received One Thousand and Eighty-Eight (1,088) votes
Scattering	Received Nine (9) votes
Total	One Thousand and Ninety-Seven (1,097) votes

We therefore declare: Pat Gill to be duly nominated for the office of County Auditor and Recorder – Dem.

County Sheriff – Dem

Scattering	Received Forty-Nine (49) votes
Total	Forty-Nine (49) votes

United State Representative District 4 – Rep

Randy Feenstra	Received Two Thousand Two Hundred and Eighty-One (2,281) votes
Kevin Virgil	Received One Thousand Four Hundred and Fifty (1,450) votes
Scattering	Received Fourteen (14) votes
Total	Three Thousand Seven Hundred and Forty-Five (3,745) votes

State Representative District 1 – Rep

Josh Steinhoff	Received Three Hundred and Seventy-Five (375) votes
Scattering	Received Four (4) votes
Total	Three Hundred and Seventy-Nine (379) votes

State Representative District 2 – Rep

Robert Henderson	Received Nine Hundred and Twenty-Three (923) votes
Scattering	Received Seventeen (17) votes
Total	Nine Hundred and Forty (940) votes

State Representative District 13 – Rep

Travis M. Sitzmann	Received Four Hundred and Sixty (460) votes
Noah Wieseler	Received Three Hundred and Eighteen (318) votes
Scattering	Received Two (2) votes
Parker Hanson	Received Ten (10) votes
Total	Seven Hundred and Ninety (790) votes

State Representative District 14 – Rep

Jacob Bossman	Received One Thousand One Hundred and Thirty-Three (1,113) votes
Scattering	Received Twenty-Three (23) votes
Total	One Thousand One Hundred and Fifty-Six (1,156) votes

County Board of Supervisors District 1 – Rep

Kent T. Carper	Received Two Thousand Eight Hundred and Three (2,803) votes
Scattering	Received Twenty-Seven (27) votes
Total	Two Thousand Eight Hundred and Thirty (2,830) votes

We therefore declare: Kent T. Carper to be duly nominated for the office of County Board of Supervisors District 1 – Rep.

County Board of Supervisors District 3 – Rep

Willard Brian McNaughton	Received One Thousand and Forty-One (1,041) votes
Mark Nelson	Received Two Thousand Three Hundred and Forty-Eight (2,348) votes
Scattering	Received Eleven (11) votes
Total	Three Thousand Four Hundred (3,400) votes

We therefore declare: Mark Nelson to be duly nominated for the office of County Board of Supervisors District 3 – Rep.

County Board of Supervisors District 5 – Rep

David Dietrich	Received Two Thousand Eight Hundred and Thirty-Three (2,833) votes
Scattering	Received Twenty-Eight (28) votes
Total	Two Thousand Eight Hundred and Sixty-one (2,861) votes

We therefore declare: David Dietrich to be duly nominated for the office of County Board of Supervisors District 5 – Rep.

County Auditor and Recorder – Rep

Keith Radig	Received One Thousand One Hundred and Sixty (1,160) votes
Michelle K. Skaff	Received Two Thousand Five Hundred and Forty-Five (2,545) votes
Scattering	Received Eleven (11) votes
Total	Three Thousand Seven Hundred and Sixteen (3,716) votes

We therefore declare: Michelle K. Skaff to be duly nominated for the office of County Auditor and Recorder – Rep.

County Sheriff – Rep

Chad Sheehan	Received Three Thousand Four Hundred and Four (3,404) votes
Scattering	Received Forty-Three (43) votes
Total	Three Thousand Four Hundred and Forty-Seven (3,447) votes

We therefore declare: Chad Sheehan to be duly nominated for the office of County Sheriff – Rep.

United States Representative District 4 – Lib

Scattering	Received Sixteen (16) votes
Total	Sixteen (16) votes

State Representative District 1 – Lib

Scattering	Received Zero (0) votes
J. D. Scholten	Received One (1) votes
Blank	Received One (1) votes
Total	Two (2) votes

We therefore declare: J.D. Scholten to be duly nominated for the office of State Representative District 1 – Lib.

State Representative District 2 – Lib

Scattering	Received Six (6) votes
Total	Six (6) votes

State Representative District 13 – Lib

Scattering	Received Zero (0) votes
Noah Wieseler	Received One (1) votes
Total	One (1) votes

We therefore declare: Noah Wieseler to be duly nominated for the office of State Representative District 13 – Lib.

State Representative District 14 – Lib

Scattering	Received Zero (0) votes
Jessica Lopez-Walker	Received One (1) votes
Jacob Bossman	Received One (1) votes
Total	Two (2) votes

We therefore declare: Jessica Lopez-Walker, by drawing lots, to be duly nominated for the office of State Representative District 14 – Lib.

County Board of Supervisors District 1 – Lib

Scattering	Received Eleven (11) votes
Total	Eleven (11) votes

County Board of Supervisors District 3 – Lib

Scattering	Received Nine (9) votes
Total	Nine (9) votes

County Board of Supervisors District 5 – Lib

Scattering	Received Ten (10) votes
Total	Ten (10) votes

County Auditor and Recorder – Lib

Scattering	Received Thirteen (13) votes
Total	Thirteen (13) votes

County Sheriff – Lib

Scattering	Received Eight (8) votes
Chad Sheehan	Received Seven (7) votes
Total	Fifteen (15) votes

We therefore declare: Chad Sheehan to be duly nominated for the office of County Sheriff – Lib.

Motion by Radig second by Nelson to receive for signatures the canvass of the Primary Election held on June 4, 2024. Carried 5-0. Copy filed.

10a. Motion by Bittinger second by Nelson to receive final report and Zoning Commission recommendation from the 5/29/24 Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001. Carried 5-0. Copy filed.

10b. A public hearing was held at 4:40 p.m. on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of parcel #874705200001. The Chairperson called on anyone wishing to be heard.

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

10c. Motion by Radig second by Nelson to approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone). Carried 5-0.

11. Motion by Nelson second by Ung to approve the appointment of Zane Chwirka to the Veteran Affairs Commission. Carried 5-0. Copy filed.

12. Motion by Radig second by Nelson to approve quit claim deed for vacated county rights of way in the platted Town Luton for Michael & Carla Swingen. Carried 5-0. Copy filed.

13. Reports on committee meetings were heard.

14. Kevin Nelson, Salix, discussed the proposed Salix drainage district with the Board.

15. Board concerns were heard.

The Board adjourned the regular meeting until June 18, 2024.

Meeting sign in sheet. Copy filed.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894824477010

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

Lots 13 (Thirteen), 14 (Fourteen), 15 (Fifteen), 16 (Sixteen) and 17 (Seventeen) in Block 8 (Eight) of Highland Park Addition to City of Sioux City, Woodbury County, Iowa (3101 Edmunds Ave)

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on
The **2nd Day of July, 2024 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **2nd Day of July, 2024**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$308.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 18th Day of June, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Daniel Black Date: 6/15/23
Address: 2821 S. Glass Phone: 635-1560

Address or approximate address/location of property interested in:

3101 Edmunds Ave

GIS PIN # 894824477010

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

Legal Description:

Lots 13, 14, 15, 16 and 17 in Block 8
of Highland Park Addition to City of
Sioux City, Woodbury County, Iowa

Tax Sale #/Date: # 740-6/20/2022 Parcel # 288600

Tax Deeded to Woodbury County on: 5/30/24

Current Assessed Value: Land \$16,700 Building 0 Total \$16,700

Approximate Delinquent Real Estate Taxes: \$52,497

Approximate Delinquent Special Assessment Taxes: 0

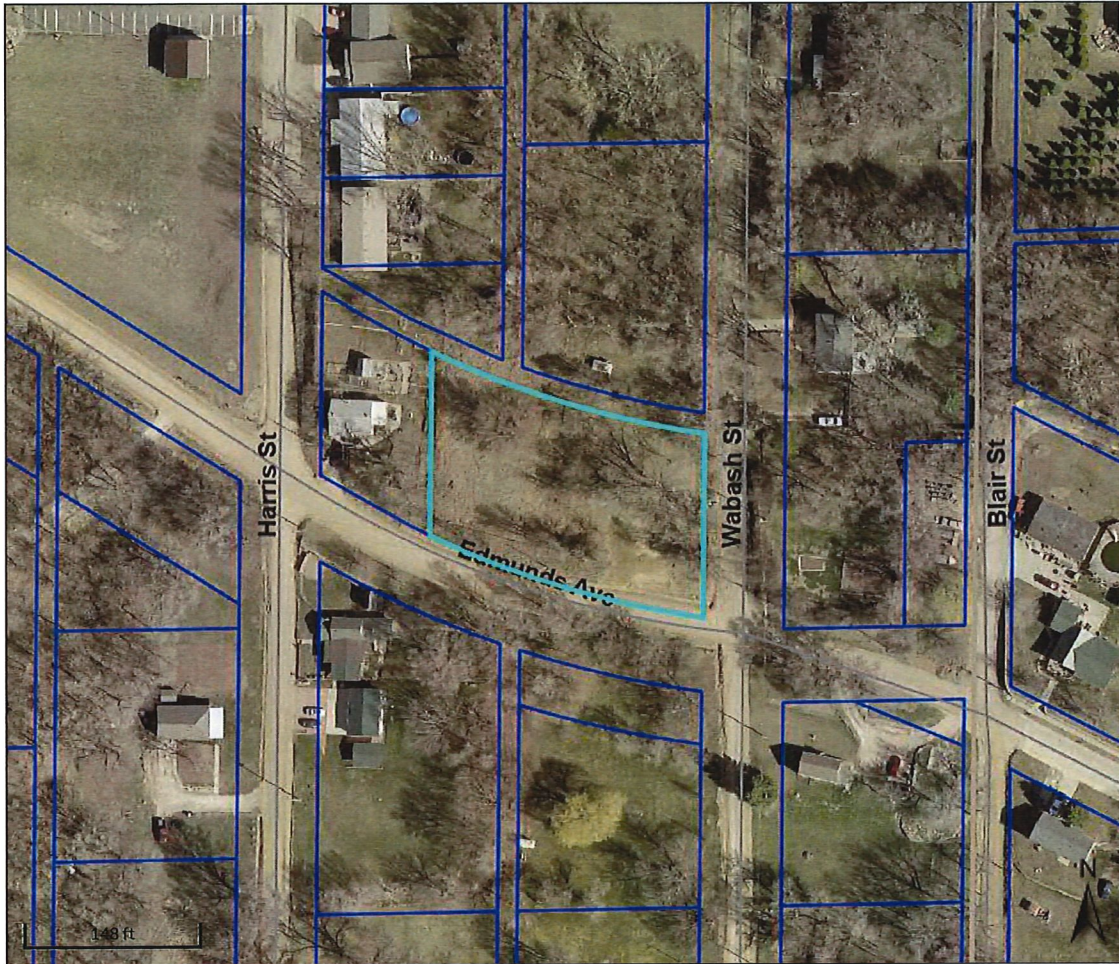
*Cost of Services: \$108

Inspection to: Matthew Doy Date: 6/15/23

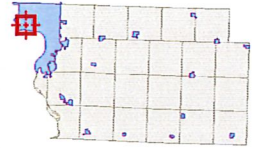
Minimum Bid Set by Supervisor: \$200 plus \$108 costs = Total \$308

Date and Time Set for Auction: Tuesday, July 20 @ 4:35 p.m.

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



Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

Parcel ID	894824477010	Alternate ID	228660	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3101 EDMUNDS AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGHLAND PARK LOTS 13-17 BLK 8				
	(Note: Not to be used on legal documents)				

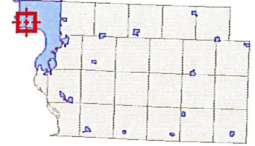
Date created: 6/12/2024
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Developed by  **Schneider**
 GEOSPATIAL

BeaconTM Woodbury County, IA / Sioux City



Overview



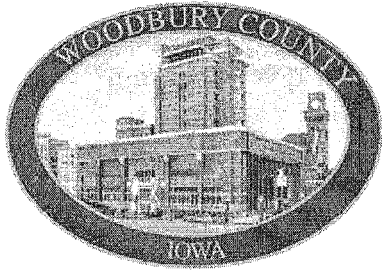
Legend

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

Parcel ID	894824477010	Alternate ID	228660	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3101 EDMUNDS AVE	Acres	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGHLAND PARK LOTS 13-17 BLK 8				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/12/2024
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Developed by Schneider
 GEOSPATIAL



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

June 12, 2024

RE: Removal of suspended taxes

Dear Board of Supervisors,

The following parcel has suspended taxes and needs to have the suspension removed. The owner passed away in May 2024.

8947 23 385 011 3520 Park View Blvd—Sioux City owned by Dennis M Trizila

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 # 13,684

RESOLUTION APPROVING PETITION FOR SUSPENSION
OF TAXES THROUGH THE REDEMPTION PROCESS

WHEREAS, Dennis Trizila is a titleholder of property located at 3520 Parkview Blvd., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894723385011

KELLY PARK LOTS 13 & 14 BLOCK 23


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

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

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby directs the County Auditor to redeem this property Parcel #894721479001 owned by the petitioner from the holder of a certificate of purchase of the amount necessary to redeem under section 447.9, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this parcel.

SO RESOLVED this 5th day of December 2023.

WOODBURY COUNTY BOARD OF SUPERVISORS



Matthew Ung, Chairman

ATTEST:



Michelle Skaff, Deputy
Woodbury County Auditor/Recorder

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: June 18th, 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
McCormick, Timothy	Secondary Roads	6-24-2024	District Foreman	\$81,186.04/year \$3,122.54/bi-weekly	2%= \$1,712.88/yr	R	Per Wage Plan Matrix- 4 Year Salary Increase
Andresen, Michael	Secondary Roads	6-24-2024	District Foreman	\$82,899.18/year \$3,188.43/bi-weekly	2%= \$1,713.14/yr	R	Per Wage Plan Matrix- 5 Year Salary Increase
Carson, Nicole	Juvenile Detention	6-19-2024	Youth Worker PT	\$21.41/hour		A	Job Vacancy Posted on 5/6/2024. Entry Level Salary \$21.41/hour

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

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

Date: ____6/11/2024____

Weekly Agenda Date: ____6/18/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _Jean Logan, Executive Director of the Community Action Agency of Siouxland__

SUBJECT: Community Action Agency of Siouxland Board Appointment of Bibi Jauron as the Welfare Representative to complete the term that ends 3/25

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

WORDING FOR AGENDA ITEM: Appointment of Bibi Jauron to the Community Action Agency of Siouxland Board of Directors to complete the term ending March, 2025

EXECUTIVE SUMMARY: One third (the equivalent of 7 seats) of the Community Action Agency Board of Directors is appointed by the Woodbury County Board of Supervisors, serving as their representatives. Traditionally one of the county board members has filled one of the seats and the remaining six positions have been filled representing specific areas. Rachelle Green had been serving as the Welfare Representative. She resigned due to work conflicts mid-term

BACKGROUND: Board terms are staggered, this appointment would be for a three year term that began April 1, 2022 and will end March, 2025.

FINANCIAL IMPACT:

None

RECOMMENDATION: Approve Bibi's appointment

ACTION REQUIRED / PROPOSED MOTION: Approve the appointment of Bibi Jauron to the Community Action Agency Board of Directors to complete a three year term ending March, 2025.

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

Date: 06/11/2024 Weekly Agenda Date: 06/18/2024

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

WORDING FOR AGENDA ITEM:

Schedule public hearing for sale of county owned property to City of Correctionville

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The City of Correctionville has requested purchase of some county property within the city for use by the city as a city facility.

BACKGROUND:

Woodbury County owns several lots along Sioux Avenue between a county maintenance building and a city shop building. The city council contacted the county requesting to purchase several of the lots to allow them to develop new facilities between the county building and the city shop. The county has no plans to develop the property. The city will use the lot for a public purpose.

FINANCIAL IMPACT:

The county road department, pending Board approval, has agreed to accept \$15,000 for the lots. The city based this offer on the price of development lots within the city. The city paid for survey and platting of the lots being purchased.

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 approval of the sale of the lot to the City of Correctionville.

ACTION REQUIRED / PROPOSED MOTION:

Move to sell the county property to the City of Correctionville.

RESOLUTION

NOTICE OF PROPERTY SALE

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

THE SOUTHEASTERLY 1/2 OF LOT 13, ALL OF LOTS 14, 15, 16, AND THE NORTHWESTERLY 2.0 FEET OF LOT 17, BLOCK 18, THE RAILROAD ADDITION TO CORRECTIONVILLE. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on
The **16th Day of July, 2024 at 4:40 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate to the **City of Correctionville only per Code of Iowa 331.361(2)** on the **16th Day of July, 2024**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the **City of Correctionville only for a total of \$15,000 plus recording fees.**
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 18th Day of June, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Matthew A. Ung, Chairman

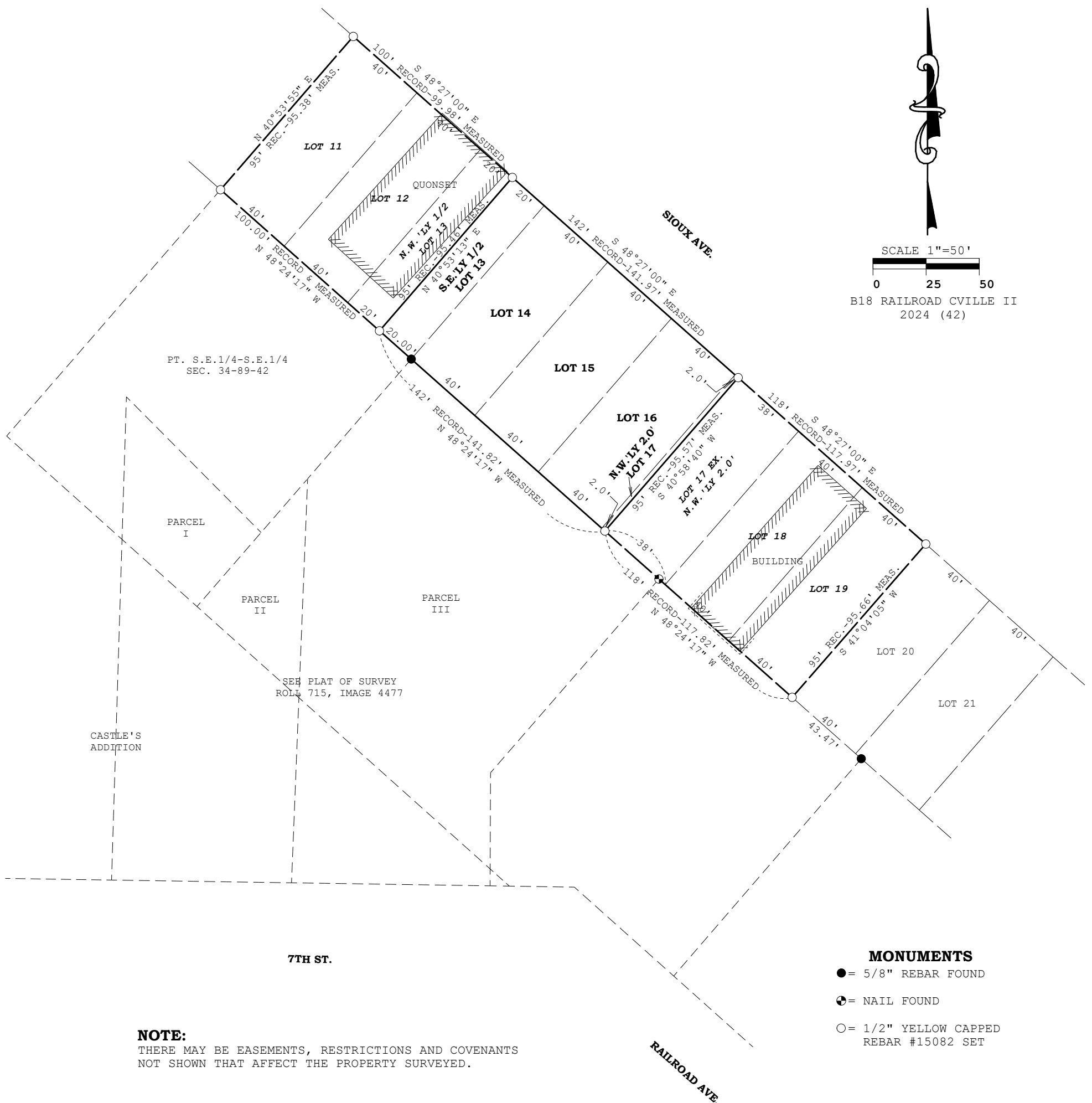
INDEX LEGEND	
SURVEYOR:	ALAN L. FAGAN 712 539-1471
MAIL TO:	AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY:	WOODBURY
SECTION(S):	T. N., R. W.
ALIQUOT PART:	
CITY:	CORRECTIONVILLE
SUBDIVISION:	THE RAILROAD ADDITION TO CORRECTIONVILLE
BLOCK(S):	18
LOT(S):	PT. LOT 13, ALL LOTS 14-16, & PT. LOT 17
PROPRIETOR(S):	WOODBURY COUNTY, IOWA
REQUESTED BY:	CITY OF CORRECTIONVILLE

AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

PAGE 2 OF 2

PLAT OF SURVEY

PLAT OF SURVEY SHOWING THE SOUTHEASTERLY 1/2 OF LOT 13, ALL OF LOTS 14, 15, 16, AND THE NORTHWESTERLY 2.0 FEET OF LOT 17, BLOCK 18, THE RAILROAD ADDITION TO CORRECTIONVILLE. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.



INDEX LEGEND	
SURVEYOR:	ALAN L. FAGAN 712 539-1471
MAIL TO:	AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY:	WOODBURY
SECTION(S):	T. N., R. W.
ALIQUOT PART:	
CITY:	CORRECTIONVILLE
SUBDIVISION:	THE RAILROAD ADDITION TO CORRECTIONVILLE
BLOCK(S):	18
LOT(S):	PT. LOT 13, ALL LOTS 14-16, & PT. LOT 17
PROPRIETOR(S):	WOODBURY COUNTY, IOWA
REQUESTED BY:	CITY OF CORRECTIONVILLE

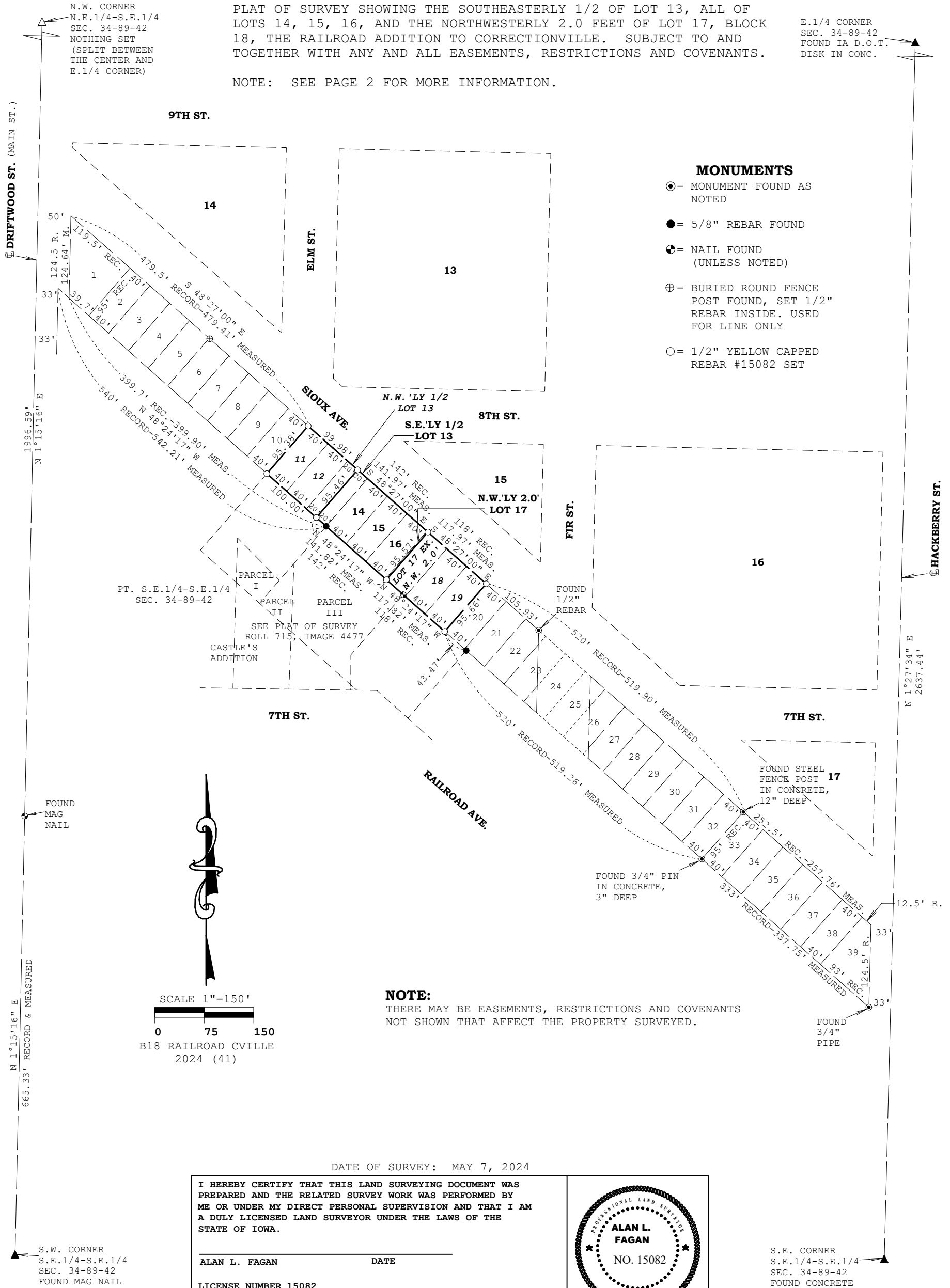
AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

PAGE 1 OF 2

PLAT OF SURVEY

PLAT OF SURVEY SHOWING THE SOUTHEASTERLY 1/2 OF LOT 13, ALL OF LOTS 14, 15, 16, AND THE NORTHWESTERLY 2.0 FEET OF LOT 17, BLOCK 18, THE RAILROAD ADDITION TO CORRECTIONVILLE. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: SEE PAGE 2 FOR MORE INFORMATION.



- MONUMENTS**
- ⊙ = MONUMENT FOUND AS NOTED
 - = 5/8" REBAR FOUND
 - ⊕ = NAIL FOUND (UNLESS NOTED)
 - ⊕ = BURIED ROUND FENCE POST FOUND, SET 1/2" REBAR INSIDE. USED FOR LINE ONLY
 - = 1/2" YELLOW CAPPED REBAR #15082 SET

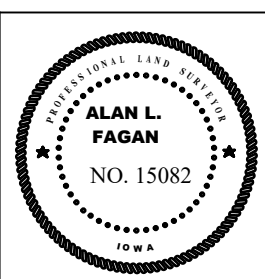


SCALE 1"=150'
0 75 150
B18 RAILROAD CVILLE
2024 (41)

NOTE:
THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT THE PROPERTY SURVEYED.

DATE OF SURVEY: MAY 7, 2024

<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p>	
ALAN L. FAGAN	DATE
<p>LICENSE NUMBER 15082 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: TWO</p>	



S.E. CORNER
S.E.1/4-S.E.1/4
SEC. 34-89-42
FOUND CONCRETE
NAIL

S.W. CORNER
S.E.1/4-S.E.1/4
SEC. 34-89-42
FOUND MAG NAIL

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

Date: 06/14/2024 Weekly Agenda Date: 06/18/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Daniel Bittinger

WORDING FOR AGENDA ITEM:

Postponement of Salix Drainge District Meeting to August 20, 2024.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Postpone Salix Drainage District meeting to August 20, 2024.

BACKGROUND:

The Farmers Drainage District & the City of Salix City Council have come to a new, tentaive pumping agreement for the city of Salix. Mayor Kevin Nelson is advising pushing the Salix Drainage District meeting back 2 months to August 20, 2024. This would allow for further discussion between the two entities to solidfy the details of the tentative pumping agreement.

FINANCIAL IMPACT:

None

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:

Postpone review meeting of the Salix Drainage District to August 20, 2024.

ACTION REQUIRED / PROPOSED MOTION:

Motion to postpone the Salix Drainage District review meeting to August 20, 2024.

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

Date: 06/13/24 Weekly Agenda Date: 06/18/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Auditor Pat Gill

WORDING FOR AGENDA ITEM:

Approve and receive for signature the discontinuance of recurring service of Tyler Advanced Scheduling.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Recurring billing is not needed because this portion of the time card has not been configured.

BACKGROUND:

The board approved an add on to the time card system that is not configured. There is a potential to look at this further down the road, but until all staff is on the new time card, it is an expense that is not needed at this time.

FINANCIAL IMPACT:

\$6,221.00 per year savings beginning in FY25.

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 and receive for signature to discontinue recurring services for Advanced Scheduling.

ACTION REQUIRED / PROPOSED MOTION:

Approve and receive for signature to discontinue recurring services for Advanced Scheduling.

Michelle Skaff

From: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Sent: Wednesday, June 5, 2024 11:55 AM
To: Michelle Skaff
Subject: FW: Form Needed to Discontinue Services for WOODBURY COUNTY, IA 52616 - Please sign and return

Follow Up Flag: Follow up
Flag Status: Flagged

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.**

Hi Michelle – as the instructions state.

PLEASE PRINT THIS PAGE - SIGN & REPLY TO THIS E-MAIL

Thanks!

From: Accounts.Receivable <Accounts.Receivable@tylertech.com>
Sent: Wednesday, June 5, 2024 11:53 AM
To: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Subject: Form Needed to Discontinue Services for WOODBURY COUNTY, IA 52616 - Please sign and return



Empowering people who serve the public®

June 5, 2024

PLEASE PRINT THIS PAGE - SIGN & REPLY TO THIS E-MAIL

Discontinuance of Recurring Services

Acknowledgement Document- WOODBURY COUNTY, IA 52616

Client requests **NOT** to receive the recurring services, as defined in the applicable agreement with Tyler, set forth below (the "Cancelled Services"):

- Effective 7/1/24
- Executime - Cloud Advanced Scheduling WMobile Access Module Annual Access Fee
- Executime - Cloud Advanced Scheduling Annual Access Fee - Up to 250ee

Client understands that it is losing the rights and benefits, and accepting the consequences, summarized below:

- Any Tyler obligations relating to the Cancelled Services, as set forth in the applicable agreement with Tyler, will no longer apply;
- Client may request that Tyler provide services equivalent to the Cancelled Services, and if Tyler agrees to provide those services, they will be provided on a time and materials basis at Tyler's then-current rates;
- If Client decides to reinstate Cancelled Services, Client will be required to repurchase those services at Tyler's then-current rates.

Tyler is dedicated to providing superior customer service to all our clients. In order to improve our processes, we ask that you provide a reason for your discontinuance of maintenance and support on the Cancelled Services by selecting one of the following:

- Don't use*
- Dissatisfied with product*
- Dissatisfied with service*
- Our decision is related to cost*
- Other:* _____

Woodbury County
Client Name

Authorized Signature

Printed Name & Title

Date

PLEASE PRINT THIS PAGE - SIGN & REPLY TO THIS E-MAIL

Michelle Skaff

From: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Sent: Tuesday, June 4, 2024 2:18 PM
To: Michelle Skaff; AR
Subject: RE: Advanced Scheduling

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.**

I am going to request removal and credit for Advanced Scheduling.

From: Michelle Skaff <miskaff@woodburycountyiowa.gov>
Sent: Tuesday, June 4, 2024 1:15 PM
To: AR <AR@tylertech.com>
Cc: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Subject: Advanced Scheduling

We received invoice 045-468661 for Advanced Scheduling and this product has not been implemented.

I would like to request to delete or give a credit to offset this invoice. I am not sure this product will be useful to us.

Thanks,

Michelle Skaff, Ph.D.
Deputy Auditor
Woodbury County
620 Douglas Rm. 103
Sioux City, IA 51101
Office: 712-279-6702
Cell: 712-898-3084
miskaff@woodburycountyiowa.gov



Remittance:
 Tyler Technologies, Inc
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-468661	06/01/2024	1 of 1

Questions:
 Tyler Technologies- ERP & Schools
 Phone: 1-800-772-2260 Press 2, then 1
 Email: ar@tylertech.com



Bill To: WOODBURY COUNTY
 ATTN MICHELLE SKAFF
 620 DOUGLAS ST RM 103
 SIOUX CITY, IA51101-1248

Ship To: WOODBURY COUNTY
 ATTN MICHELLE SKAFF
 620 DOUGLAS ST RM 103
 SIOUX CITY, IA51101-1248

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
52616 - MAIN - MAIN	206967		USD	NET45	07/16/2024

Contract Date	Description	Units	Rate	Extended Price
Contract No.: WOODBURY COUNTY, IA				
01/Aug/2020	Executime - Cloud Advanced Scheduling w/Mobile Access Module Annual Access Fee Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	733.00	733.00
01/Aug/2020	Executime - Cloud Advanced Scheduling Annual Access Fee - Up to 250ee Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	5,488.00	5,488.00

2024 MAY 29 PM 1:06
 PATRICK F. GILL
 WOODBURY COUNTY
 AUDITOR RECORDER
 COMM OF ELECTIONS

****ATTENTION****
 Order your checks and forms from
 Tyler Business Forms at 877-749-2090 or
 tylerbusinessforms.com to guarantee
 100% compliance with your software.

Subtotal	6,221.00
Sales Tax	\$0.00
Invoice Total	6,221.00

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

Date: 06/13/24 Weekly Agenda Date: 06/18/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Auditor Pat Gill

WORDING FOR AGENDA ITEM:

Approve and receive for signature the discontinuance of maintenance on licensed software for Tyler Socrata Open Fianance.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Socrata Open Finance could not be configured to show data to the public as needed for Woodbury County.

BACKGROUND:

Socrata consultants were unable to configure Socata to show reliable data for payroll and were unable to separate out the LEC authority vendor set from the County vendor set so the software module will not be a functional resource for Woodbury County.

FINANCIAL IMPACT:

\$8,841.00 per year savings beginning in FY25.

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 and receive for signature to discontinue recurring services for Tyler Socrata Open Finance.

ACTION REQUIRED / PROPOSED MOTION:

Approve and receive for signature to discontinue recurring services for Tyler Socrata Open Finance.

Michelle Skaff

From: Accounts.Receivable <Accounts.Receivable@tylertech.com>
Sent: Wednesday, June 12, 2024 8:15 AM
To: Michelle Skaff
Subject: Resend Correspondence--Form Needed to Discontinue Software Maintenance for WOODBURY COUNTY ASSESSOR 52616 - Please sign and return

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.**

Please sign and return



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June 5, 2024

Discontinuance of Maintenance on Licensed Software

Acknowledgement Document- WOODBURY COUNTY, IA 52616

Client requests **NOT** to receive support and maintenance services, as defined in its License and Services Agreement with Tyler, on the following applications (the "Cancelled Applications"):

- **Socrata Open Finance Suite - Annual Fee**

By discontinuing maintenance on the Cancelled Applications, Client understands that it is losing the rights and benefits, and accepting the consequences, summarized below:

- The Maintenance and Support Agreement set forth in Client's contract with Tyler will no longer apply to the Cancelled Applications;
- Client will only receive maintenance and support on a time and materials basis, at Tyler's then-current rates or such other rates as Tyler deems necessary to account for Client's lack of ongoing training on the Cancelled Applications, with all of those services being charged at a two (2) hour minimum for every support call Client makes;
- Client will receive the lowest priority under the applicable Support Call process; and
- Client will be required to purchase new releases of the Cancelled Applications, including fixes, enhancements, patches; and platform upgrades.

If Client decides to reinstate maintenance on a Cancelled Application, then Client will be required to (a) pay all past due maintenance and support fees, including all fees for the periods during which services were suspended; or (b) re-license the Cancelled Application at Tyler's then-current software fees for that application or its functional equivalent.

Tyler is dedicated to providing superior customer service to all our clients. In order to improve our processes, we ask that you provide a reason for your discontinuance of maintenance and support on the Cancelled Applications by selecting one of the following:

- Don't use*
- Dissatisfied with product*
- Dissatisfied with service*
- Our decision is related to cost*
- Other: _____*

Woodbury County
Client Name

Authorized Signature

Printed Name & Title

Date

PLEASE PRINT THIS PAGE - SIGN & REPLY TO THIS E-MAIL

Michelle Skaff

From: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Sent: Tuesday, June 4, 2024 2:18 PM
To: Michelle Skaff; AR
Subject: RE: Socrata on Invoice

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.**

I am going to request removal and credit for Socrata. Thanks

From: Michelle Skaff <miskaff@woodburycountyiowa.gov>
Sent: Tuesday, June 4, 2024 1:19 PM
To: AR <AR@tylertech.com>
Cc: Pieracci, Ron <Ron.Pieracci@tylertech.com>
Subject: Socrata on Invoice

I would like to request a refund and removal of Socrata from out invoice. The product has not been configured to our needs. We have 2 vendor sets and need to be able to distinguish between the 2 and I have been advised that it is not a functionality of the product.

This is in reference to invoice 025-467309, I would like a credit for \$8,841.00 for the Socrata annual fee.

Thanks

Michelle Skaff, Ph.D.
Deputy Auditor
Woodbury County
620 Douglas Rm. 103
Sioux City, IA 51101
Office: 712-279-6702
Cell: 712-898-3084
miskaff@woodburycountyiowa.gov

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

Date: 6/13/24

Weekly Agenda Date: 6/18/24 4:40

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

WORDING FOR AGENDA ITEM:

a. Conduct the 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to Agricultural Estates (AE) on Parcel #874705200001. b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone) on Parcel #874705200001 as the Final Reading. c. Waive the 3rd Reading of the Zoning Ordinance Map Amendment (Rezone). d. Adopt 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:

Open and close the public hearing. (Set Time: 4:40 PM)

Conduct and approve the Second Reading of the Zoning Ordinance Map Amendment (Rezone) as the Final Reading.

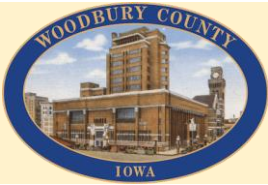
Waive the Third Reading of the Ordinance.

Adopt the Zoning Ordinance Map Amendment (Rezone).

If needed, a Third public hearing and reading of the ordinance has been scheduled for Tuesday, 6/25/24 at 4:40 PM.

ACTION REQUIRED / PROPOSED MOTION:

- a. Conduct the 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to Agricultural Estates (AE) on Parcel #874705200001 owned by the Maxys Family Farm LLC & the Brian and Bonnie Ivener Trust
- b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone) on Parcel #874705200001 as the Final Reading
- c. Waive the 3rd Reading of the Zoning Ordinance Map Amendment (Rezone)
- d. Adopt 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	

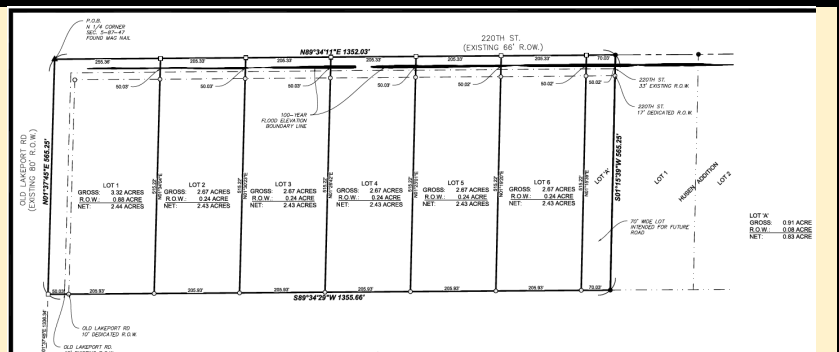
SUMMARY

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 Twnshp/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

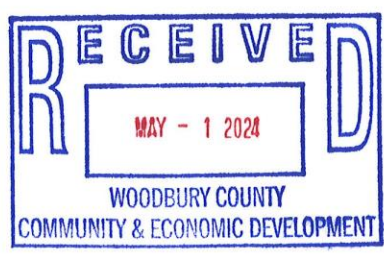
Date 4/29/24 Date 4/29/24

Fee: \$400 Case #: 6979

Check #: 1005

Receipt #: _____

Date Received _____



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

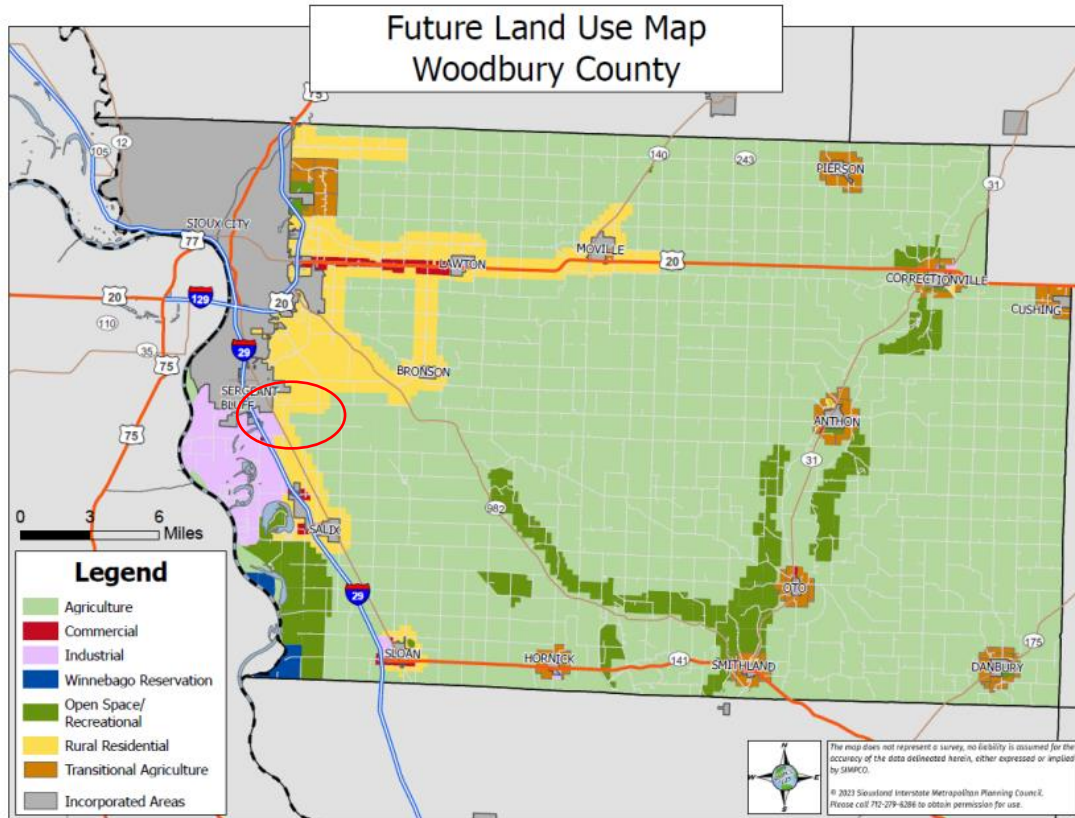


Figure 7.4 Future land use map

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.

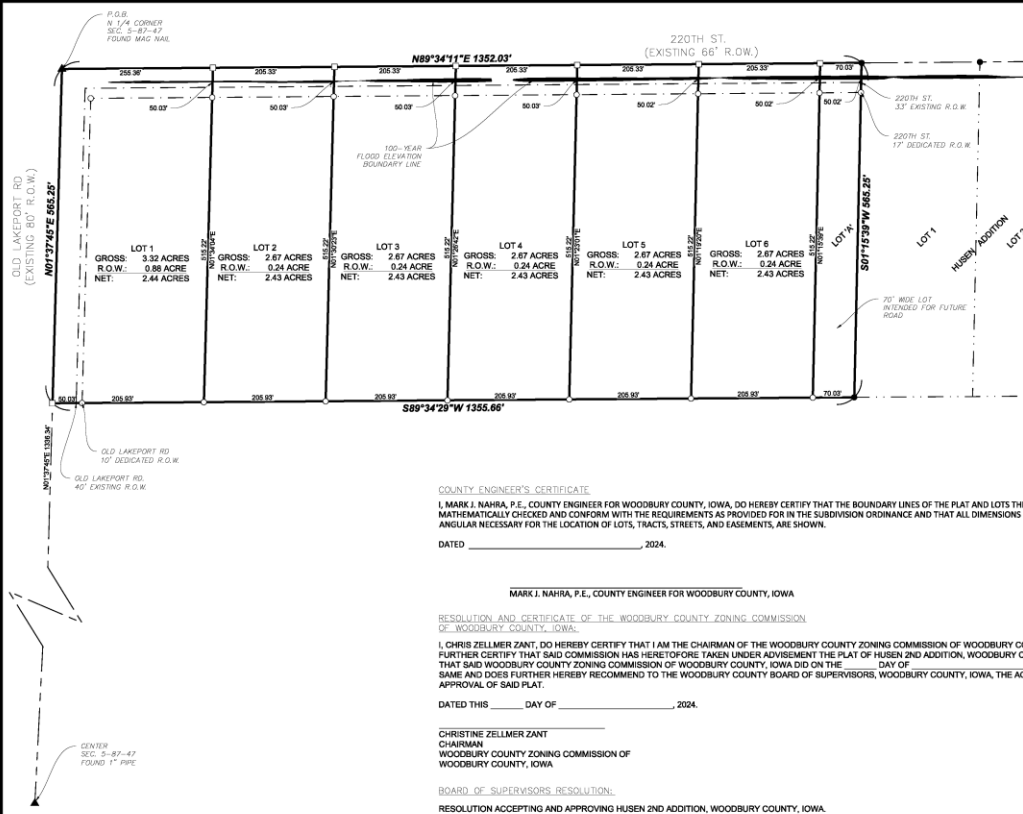
Summary						
Parcel ID	874705200001					
Gross Acres	15.52					
ROW Acres	0.00					
Gross Taxable Acres	15.52					
Exempt Acres	0.00					
Net Taxable Acres	15.52 (Gross Taxable Acres - Exempt Land)					
Average Unadjusted CSR2	75.64 (1174 CSR2 Points / 15.52 Gross Taxable Acres)					
Agricultural Active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



617 Parice Street, Ste 201
 Sioux City, Iowa 51101
 712.244.6113
 fax 515.576.4235



LOT 1A
 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.
 DATED _____, 2024.

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 ADVISEMENT 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.
 DATED THIS _____ DAY OF _____, 2024.

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

ATTEST:

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 NORTH-EAST QUARTER; THENCE ALONG SAID WEST LINE N01°07'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.86 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

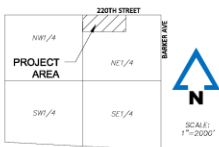
IOWA REGIONAL COORDINATE SYSTEM - ZONE 4
 FLOOD PLAN

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

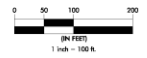
MEESHA LEGG
 IOWA DNR, FLOOD PLAN MANAGEMENT AND DAM SAFETY SECTION
 WALLACE STATE OFFICE BUILDING
 502 EAST 8TH STREET
 DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
 - PROPOSED LOT
 - EXIST PROPERTY LINE
 - SECTION LINE
 - BETBACK LINE
 - PROPOSED EASEMENT
 - EXIST EASEMENT
- MONUMENTS FOUND
- REGULON CORNER
 - MA G.N.A.L.
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - MAG NAIL
- MONUMENTS SET
- FOUND
 - RECORDED AND PAGE
 - RECORDED
 - RIGHT OF WAY
 - GREEN PLASTIC CAP
 - P.O.B. POINT OF BEGINNING



VICINITY MAP
 SEC. 5-87-47



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
 202400004-000
 4/22/2024
 85430638

ENGINEER: J.JENSEN
 SURVEYOR: J.JENSEN
 CHAIN CLERK: M. KNIGHT

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

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 6:00 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: 3492521594 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 #6420170110. 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 Bernice 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 043 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, 602.27 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 Bernice 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 Bernice 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.	



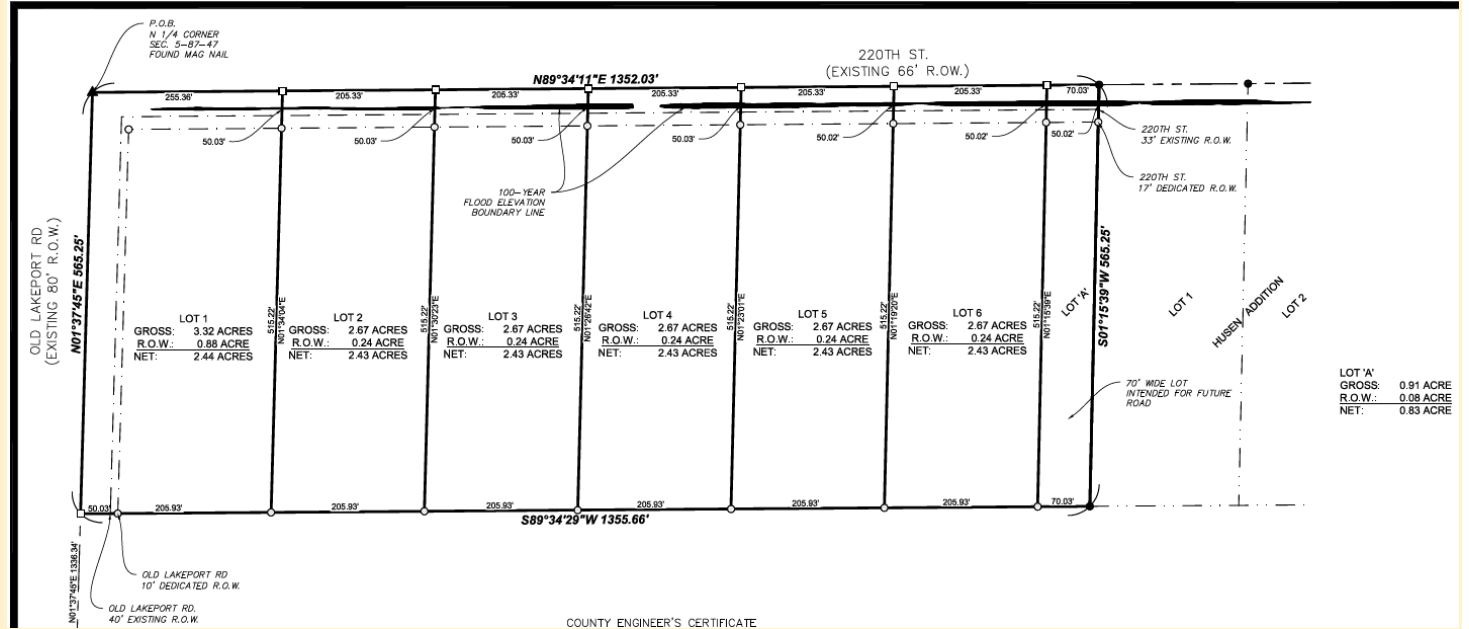
PROPERTY OWNER(S)	MAILING ADDRESS					COMMENTS
Maxys Family Farm, LLC & Brian and Bonnie Ivener Trust UTD July 6, 2006	3701 Cheyenne Blvd.	Sioux City	IA	51104	None	
Kevin R. Alexander & Linda C. Alexander	1396 220th Street	Sergeant Bluff	IA	51054	No written comments. Mr. Alexander spoke before the Woodbury 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	
Jospeh 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

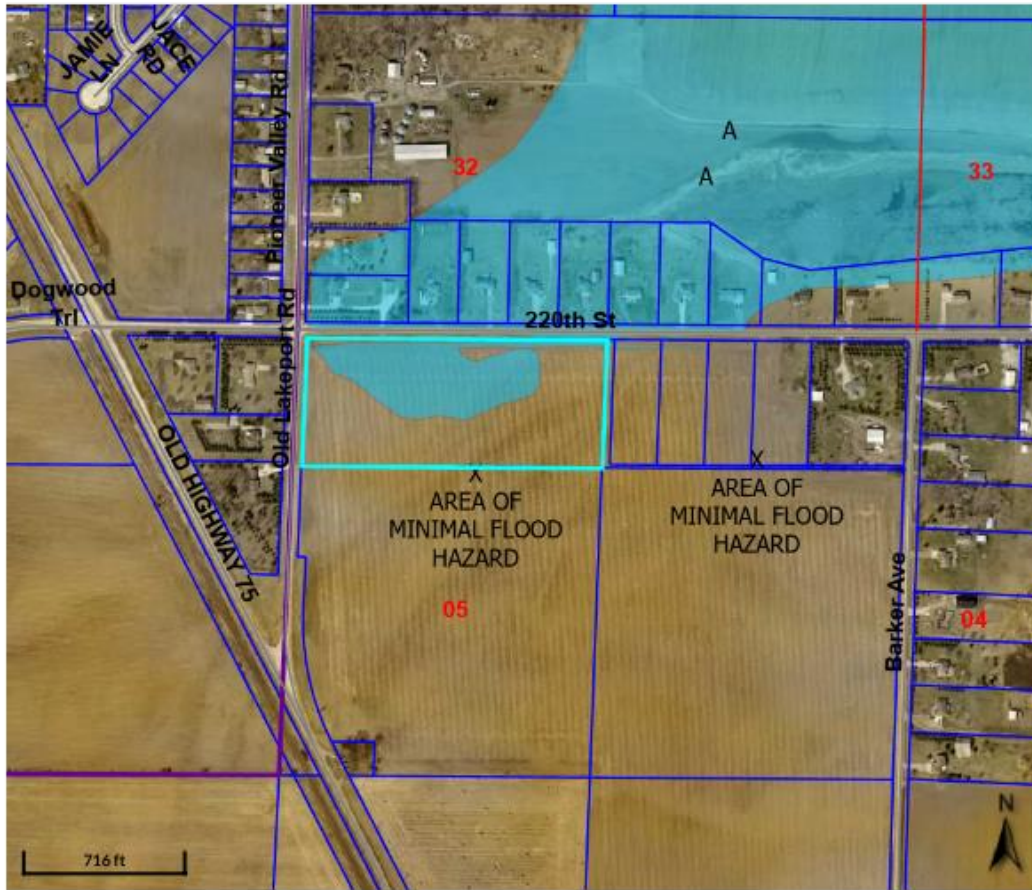
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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		Acres	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
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Developed by  **Schneider**
 GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



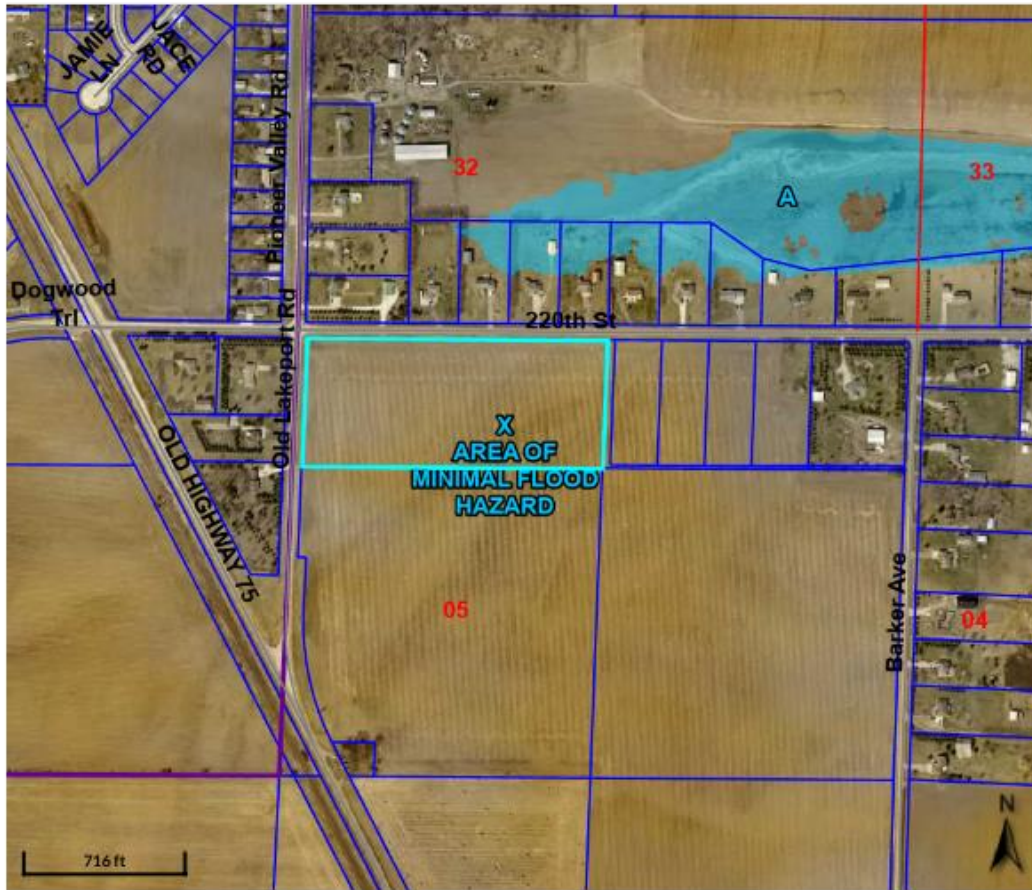
Legend

- 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>				

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

Date: 6/13/24

Weekly Agenda Date: 6/18/24

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

WORDING FOR AGENDA ITEM:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa and to require a pavement agreement for 220th Street. B) Motion to accept and approve Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa with the condition that property owner's sign a pavement agreement for any future improvements to 220th Street.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

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

BACKGROUND:

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 legal's 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 Addition, Woodbury County, Iowa final plat map 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. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of this proposed minor subdivision to the Board of Supervisors with the recommendation for the said pavement agreement.

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?

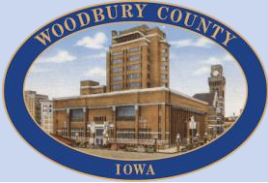
Yes No

RECOMMENDATION:

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

ACTION REQUIRED / PROPOSED MOTION:

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa and to require a pavement agreement for 220th Street.
- B) Motion to accept and approve Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa with the condition that property owner's sign a pavement agreement for any future improvements to 220th Street.



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 – JUNE 12, 2024

HUSEN 2nd ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS

Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Minor Subdivision
Name of Subdivision:	Husen 2 nd Addition
Application Date:	
Number of Lots:	7 including 1 outlot
Total Acres:	17.56
Extraterritorial Review:	Sergeant Bluff: April 9, 2024
Legal Notice Date:	May 14, 2024
Neighbor(s) Notice Date:	May 10, 2024
Stakeholder(s) Notice Date:	May 6, 2024
Zoning Commission Public Hearing Date:	May 29, 2024
Board of Supervisors Agenda Date:	June 18, 2024
Attorney:	Ryan Ross, 712-259-3563
Surveyor:	Justin Jensen, 515-450-9199

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

CONTENTS

Summary, Aerial Map, Plat Excerpt	
Zoning Commission Recommendation and Draft Minutes	
Application and Final Plat	
Review Criteria	
Extraterritorial Review	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Pavement Agreement Draft	
Title Opinion	
Supporting Documentation	

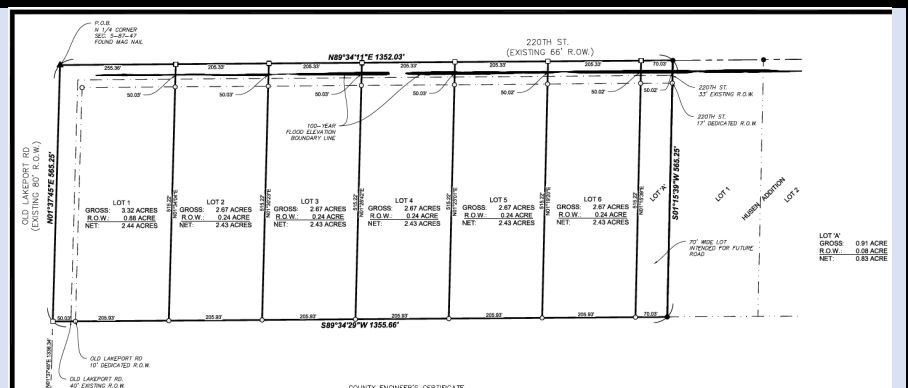
SUMMARY

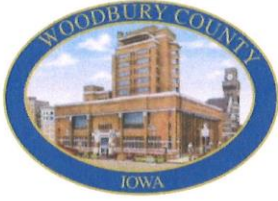
Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust has filed for a seven (7) lot and one (1) outlot minor subdivision on the property identified as Parcel #874705200001 and referenced above. This subdivision is being completed to establish lots for residential purposes which also requires 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 legal section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and 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 Addition, Woodbury County, Iowa final plat map 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. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of this proposed minor subdivision to the Board of Supervisors with the recommendation for the said pavement agreement.

AERIAL MAP



PLAT EXCEPT





WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

RE: Recommendation: Husen 2nd Addition, Minor Subdivision Proposal

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'

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Husen 2nd Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at a special meeting of the Woodbury County Zoning Commission on May 29, 2024.

Following the public hearing, the Zoning Commission voted 3-0 ~~4-0~~ to recommend acceptance and approval of the said final plat to the Woodbury County Board of Supervisors.

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

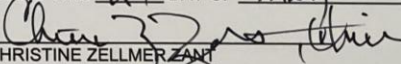
Dated this 29 day of May, 2024.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29 DAY OF May, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 29 DAY OF May, 2024.


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

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

The Zoning Commission (ZC) meeting convened on the 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 #88462120002 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 Addition, 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 Husen 2nd Addition to the Board of Supervisors with the condition a paving agreement be signed. Second: Bride. Carried: 3-0. Hanson abstained.

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

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

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

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

NO PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None.

STAFF UPDATE

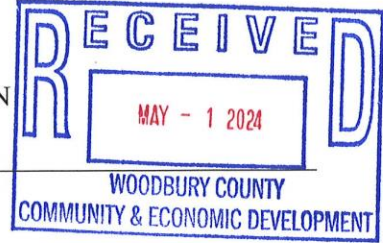
Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

NO COMMISSIONER COMMENT OF INQUIRY

MOTION TO ADJOURN:

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

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Dolf A. Ivener Name of Owner

Mailing Address: 3400 Talbot Rd Sioux City, IA 51103
Street City or Town State and Zip + 4

Property Address: 1390 220th st Sergeant Bluff, IA 51054
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-9967 E-mail Address: dolfivener@gmail.com

To subdivide land located in the NE Quarter of Section 5

Civil Township 87-47 GIS Parcel # 874705200001

Name of Subdivision: HUSEN 2ND ADDITION

Subdivision Area in Acres 17.56 Number of Lots 7 including the outlot

Attachments:

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

Surveyor: Justin Jensen Ph/Cell: 515-450-9199

Attorney: Ryan Ross Ph/Cell: 712-259-3563

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

Owner's Signature: Dolf Ivener Representative Mexy Gandy
 Zoning Director: JRD Jvellerbriant
Bonnie
Trust

For Office Use Only:

Zoning District AP Flood District 240 Date _____ No. 6979

Application Fee
4 Lots or less (\$300*+ Additional Fees)
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) \$335 OK# 1004

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

INDEX LEGEND	
CITY: SERGEANT BLUFF	
COUNTY: WOODBURY	
TAX: SECTION 8, TERN 187F	
ALLOT PART: NE 1/4 NE 1/4 & NW 1/4 NE 1/4	
PROPRIETOR: MAXYS FAMILY FARM LLC	
REQUESTED BY: DOLF IVENER	
SURVEYOR: JUSTIN JENSEN	
COMPANY: MCCLURE	
RETURN TO: JUSTIN JENSEN	
705 1ST AVENUE NORTH	
FORT DODGE, IOWA 50501 / 515-576-7158	

HUSEN 2ND ADDITION
WOODBURY COUNTY, IOWA
FINAL PLAT



613 Pearl Street
Sioux City, Iowa 51101
712.224.4613
fax 515.574-6333

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
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 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 _____
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, 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.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

TITLE OPINION

WE HAVE THIS DATE EXAMINED A COMPLETE ABSTRACT TO TITLE, PURSUANT TO IOWA CODE SECTION 354.11(1)(C) TO PROPERTY WHICH INCLUDES IN ITS ENTIRETY, PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE PLAT OF: HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLESON 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 ADVICE 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 JEANETTE 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 :
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 6TH 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.

DATED AT _____ 5/22/24

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



HUSEN 2ND ADDITION
FINAL PLAT

WOODBURY COUNTY

202400004-000

4/22/2024

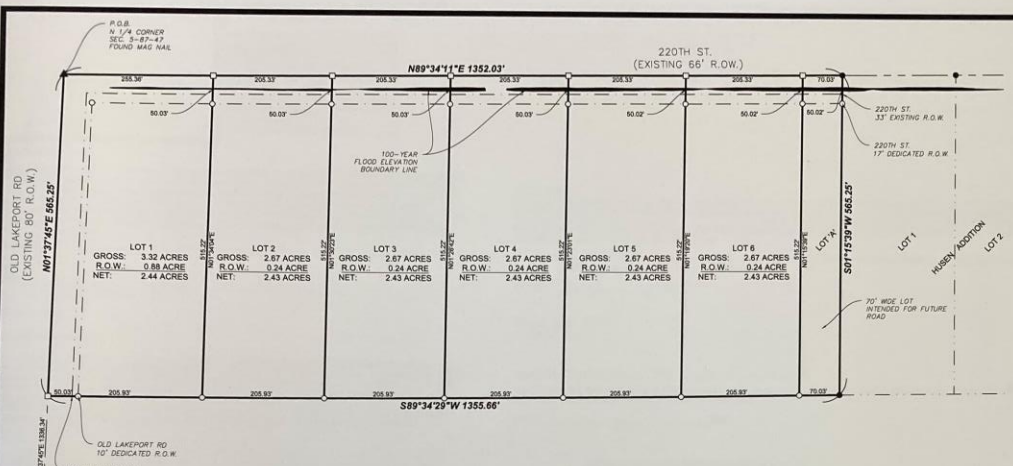
REVISED

DRAWN BY: J. JENSEN

CHECK COMP: M. KNIGHT

DRAWING NO: FP-01

SHEET NO: 01/02



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 ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.
DATED _____, 2024.

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 ZELMER 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 ADVICE THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29th DAY OF May, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 29th DAY OF May, 2024.
CHRISTINE ZELMER 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 LUNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
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 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 SAID LOT 1; CORNER OF LOT 1 OF HUSEN 2ND ADDITION, THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°16'39"W, 865.25 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, 965.25 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.

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.

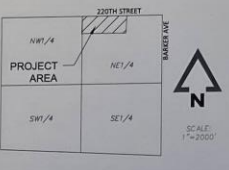
BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM - ZONE 4

FLOOD PLAIN
ON FEBRUARY 26TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2499 WAS DETERMINED BY:

MEESHA LEGG
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 9TH STREET
DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT
- MONUMENTS FOUND:
 - ▲ SECTION CORNER (TYPE 33 NOTED)
 - MAG NAIL
 - 1/2" REBAR WPPCC #22874
 - 1/2" REBAR WPPCC #22874 (REBAR STATE (WPPCC))
 - MONUMENTS SET:
 - ▲ SECTION CORNER
 - 1/2" REBAR WPPCC #22874
 - 1/2" REBAR WPPCC #22874
 - MAG NAIL
- FINO FOUND
- BOOK AND PAGE
- RECORDED
- R.O.W. RIGHT-OF-WAY
- PINK PLASTIC CAP
- GPC GREEN PLASTIC CAP
- P.O.B. POINT OF BEGINNING



VICINITY MAP
SEC. 5-87-47



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
202400064-200
4/22/2024
89V6G04
ENGINEER: J.JENSEN
DRAWN BY: J.JENSEN
SURVEYOR: J.JENSEN
CREW CHIEF: M. KNIGHT
DRAWING NO.: FP-01
SHEET NO.: 02/02

PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

	<p>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</p>
	<p>Staff reviewed the subdivision application, deemed it complete, and verified the final plat’s conformance to the County’s Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa.</p>
	<p>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and</p>
	<p>Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders.</p>
	<p>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</p>
	<p>Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and has verified the accuracy of the legal descriptions and survey data.</p>
	<p>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p>shall assure conformance with the goals and objectives of the County’s General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</p>
	<p>Staff attests to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.</p>

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

	<p>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</p>
	<p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.</p>
	<p>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</p>
	<p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a “Staff Report” format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.</p>
	<p>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</p>
	<p>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. Specific conditions (if any) may be recommended by the Commission.</p>
	<p>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</p>
	<p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission’s recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p>

RESOLUTION NO. 24-11

RESOLUTION ACCEPTING AND APPROVING THE MINOR SUBDIVISION FINAL PLAT TO BE NAMED HUSEN 2ND ADDITION WHICH EXISTS WITHIN TWO MILES OF THE CITY BOUNDARIES

WHEREAS, the City of Sergeant Bluff has elected to retain its right to review the Husen 2nd Addition Subdivision pursuant to Iowa Code 354.9 which permits the City to review any subdivision that is being developed within two miles outside of the City boundaries.

WHEREAS, the owners and proprietors filed with the Planning and Zoning Commission of the City of Sergeant Bluff, Iowa a certain Minor Subdivision and Final Plat application, as generally described as being located at the SE parcel near the intersection of Old Lakeport Road and 220th Street.

WHEREAS, the Minor Subdivision would apply 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:

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 ¼ 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 easement and restriction of record.

WHEREAS, it appears that said Plat conforms with the minimum requirements of the Minor Subdivision provisions of Chapter 170 of the ordinances of the City of Sergeant Bluff, Iowa, with reference to the filing and requirements of same; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 2, 2024 and has recommended the acceptance and approval of said Plat; and

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the City Council of the City of Sergeant Bluff, Iowa, that said Minor Subdivision, 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, to be named "HUSEN 2ND ADDITION", as hereto attached and forming part of this resolution be, and the same hereby is, accepted and approved.

Passed by the City Council of the City of Sergeant Bluff on the 9th day of April 2024, and approved this 9th day of April 2024.


MAYOR OR MAYOR PRO TEM

Attest:

City Clerk

STATE OF IOWA :
 :SS
COUNTY OF WOODBURY:

I, Danny Christoffers, City Clerk of the City of Sergeant Bluff, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 24-11, accepting and approving the Minor Subdivision to be named HUSEN 2ND ADDITION which said Resolution was duly and properly adopted by the City Council of the City of Sergeant Bluff, Iowa at its regular meeting the 9th day of April, 2024, and approved by the Mayor of the City of Sergeant Bluff, Iowa on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.


CITY CLERK

4-9-2024
Dated

HUSEN 2ND ADDITION
WOODBURY COUNTY, IOWA
FINAL PLAT



613 Paul Street
Skaneateles, NY 13152
716.244.6113
for 315.576.4225

INDEX LEGEND	
CITY:	SERGEANT BLUFF
COUNTY:	WOODBURY
TAX:	SECTION 5, T6N, R4W
ALLOT:	PART: NE1/4 NE1/4 & NW 1/4 NE 1/4
PROPRIETOR:	MAXYS FAMILY FARM, LLC
REQUESTED BY:	DOLF IVENER
SURVEYOR:	JUSTIN S. JENSEN
COMPANY:	MCCLURE
RETURN TO:	JUSTIN S. JENSEN
	705 1ST AVENUE NORTH
	FORT DODGE, IOWA 50501 / 515-576-1355

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 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

TINA M. BERTRAND, TREASURER WOODBURY COUNTY, IOWA

DEDICATION:

THE BRIAN AND BONNIE IVENER TRUST UTD 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 UTD 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

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

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

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 ADVICE THE ATTACHED PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, 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 JEANETTE KELLEN

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, 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 SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, 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, CANDICE LITRAS, 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 SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY

ON THE 9TH DAY OF APRIL, 2024 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED _____

MAYOR JON WINKEL

CITY CLERK DANNY CHRISTOFFERS

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.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

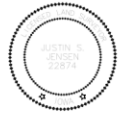
SURVEYOR'S CERTIFICATE
I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION AND THAT THE SAME IS LOCATED UPON AND COMPRESSES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

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.

DATED AT _____

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**HUSEN 2ND ADDITION
FINAL PLAT**

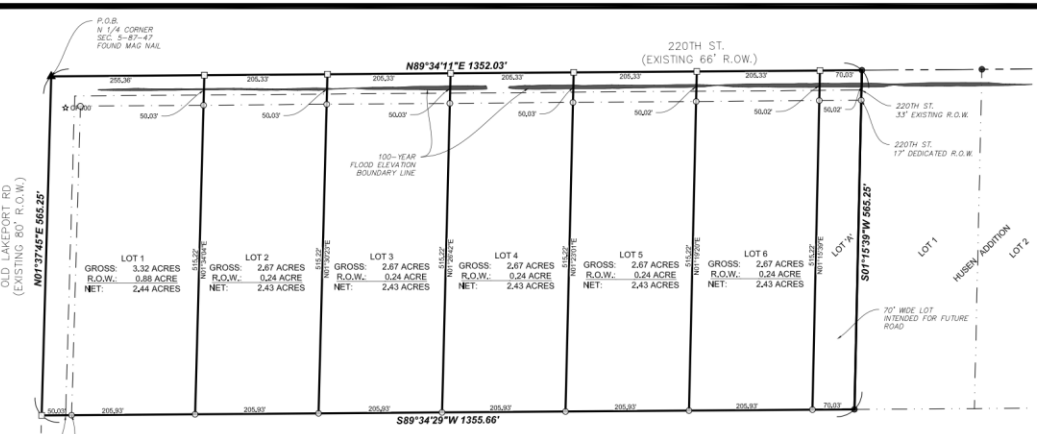
WOODBURY COUNTY
20240004-000
3/XX/2024
HWB:HS

ENGINEER: _____ DRAWN BY: J. JENSEN
SURVEYOR: J. JENSEN CHECKED BY: M. KNIGHT

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

DRAWING PATH: P:\2024\00004-0004\04-00000004-0004.dwg PLOT DATE: 03/29/2024 1:57 PM PLOTTED BY: JUSTIN S. JENSEN

PRELIMINARY



LOT 'A'
GROSS: 0.81 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 ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.
DATED _____, 2023.

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 ADVICE 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.
DATED THIS _____ DAY OF _____, 2024.

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 BARKER 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 LING
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
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 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 801°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE 889°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING; DESCRIBED PARCEL CONTAINS 17.26 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

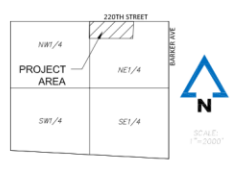
DEDICATION OF RIGHT-OF-WAY:

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: 2023-3458 WAS DETERMINED BY:
MEESHA LEDO
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 8TH STREET
DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT
- MONUMENTS FOUND
- REAR CORNER (TYPE AS FOUND)
- MAG N&L
- 10' REBAR W/PG #22874 (UNLESS NOTED OTHERWISE)
- SECTION CORNER
- REBAR W/PG #22874
- MAG N&L
- 10' REBAR W/PG #22874
- MAG N&L
- FOUND
- REBAR W/PG AND PAGE NO. (REBAR REQUIRED, RECORD IN REBAR REQUIRED, RECORD IN REBAR REQUIRED)
- PLASTIC CAP
- GREEN PLASTIC CAP
- PORT OF BEARING

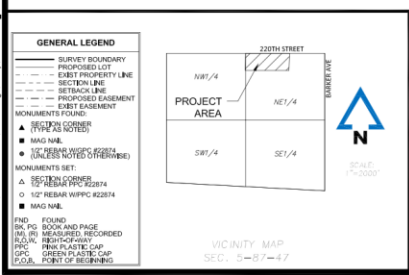
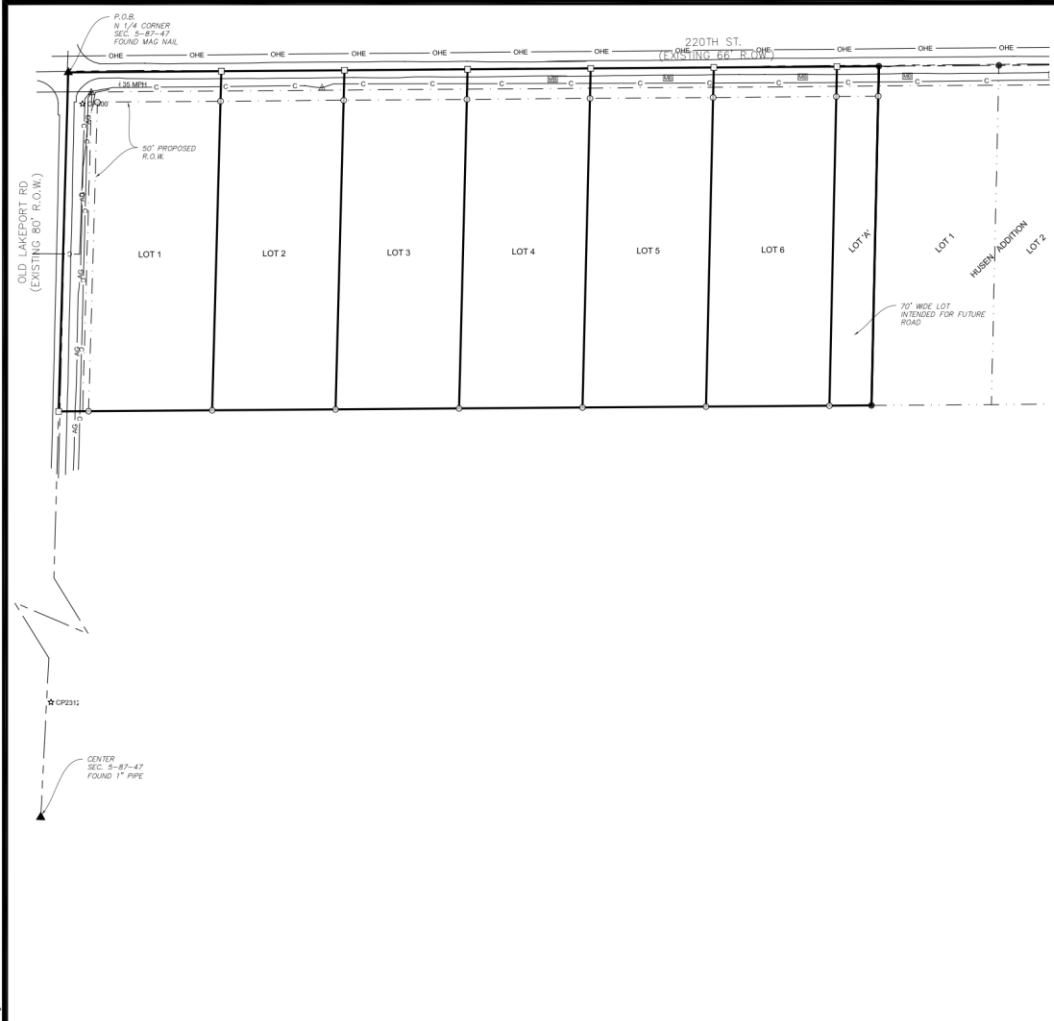


HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
20240004-000
3/XX/2024
HWB:HS

ENGINEER: J. JENSEN
SURVEYOR: J. JENSEN
DRAWING NO.: FP-01

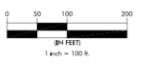
DESK: J. JENSEN
CHECK: M. KNIGHT
SHEET NO.: 02/02



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making lives better.

617 Pierce Street, Ste 201
Skaneateles, NY 13152
716.224.4613
fax 716.224.4235

PRELIMINARY



**HUSEN 2ND ADDITION
FINAL PLAT**

WOODBURY COUNTY
20240004-000
3/XX/2024
HYB/HS

ENGINEER: J. JENSEN
DRAWN BY: J. JENSEN
SURVEYOR: J. JENSEN
CITY ENGINEER: M. KNIGHT

DRAWING NO. FP-01
SHEET NO. 03/02

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:
May. 14, 2024

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

Nichole Seitz
(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

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

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

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on **May 29, 2024 at 5:00 PM** or as soon thereafter as the matters may be considered.
Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 602 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 4th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 345 021 0194 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 602 Douglas St, Sioux City, IA 51103. Emails should be sent to Daniel Priestley at dpristley@woodburycounty.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.
Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R40W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of Parcel #6449121010. The property is approximately 1.1 miles south of the City of Blount. The property is located in the Agricultural Preservation (AP), Zoning District and is on the south side of 159th Street. Property Owner/Applicant: Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Stormon, IA 51070-0106 / Mark W. Thompson, 1995 Eastland Ave., Stormon, IA 51070-0106.
Item Two (2)
Zoning Ordinance Map Amendment (Rezoning) Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Duff Iversen representing Mayo Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R27W (Iversen Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:
A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889.8411 E. 182.08 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 321'15.90"W. 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°34'25"W. 125.05 FEET TO THE WEST LINE OF SAID NORTH-EAST QUARTER; THENCE ALONG SAID WEST LINE N07°45'E. 565.25 FEET TO THE POINT OF BEGINNING. (PDS) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s): Mayo Family Farm, LLC, 3701 Chyanne Blvd., Sioux City, IA 51104 and Blain and Bonnie Iversen Trust UTD July 6, 2006, 3701 Chyanne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Duff Iversen representing Mayo Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.
Item Three (3)

MINOR SUBDIVISION

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

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	38
Notification Letter Date:	May 10, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	May 29, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
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 Valley 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
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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
LOGLINES:	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: <ul style="list-style-type: none"> - 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:	SEE REVIEW MEMO BELOW
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



Woodbury County Secondary Roads Department

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

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Mark J. Nahra, County Engineer
Date: May 20, 2024
Subject: Husen 2nd Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated May 3, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Driveways will be able to be located along all four lot frontages. The road has very good sight distance in each direction in front of the subdivision.
- A paving agreement should be applied to this subdivision. Other subdivisions bordering 220th Street have implemented paving agreements at the time they were established. Now that the subdivisions north and east of the Husen 2nd Addition Subdivision have been filled, the county is planning to place a permanent paved surface on the road in FY 2025, the cost of which will be shared by current lot owners on the road. Owners of the lots in this new subdivision should pay their proportionate share of the project cost as well.
- The owner has provided a 50' dedicated road easement at county request to assist with preparation of the road for paving. I recommend acceptance of the dedication of the additional 17 feet of right of way.
- I have no other concerns or issues with this minor subdivision application.

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

Cc: File

**Draft Under Review – Preliminary:
Subject to changes.**

**AGREEMENT TO IMPOSE COVENANT
BASED UPON LINEAL LOT FRONTAGE**

LOT FRONTAGE means that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.

The undersigned, *Brian Ivener, Trustee, and Bonnie Ivener, Trustee, of the Brian & Bonnie Ivener Trust UTD July 6, 2006 and the Maxys Family Farm LLC*, the owner(s) of the real estate known as *Husen 2nd Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Lot 'A' of *Husen 2nd Addition*, of Part of Section Five (5), Township Eighty-Seven (87) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Subdivision Final Plat of *Husen 2nd Addition*, I/we agree as follows:

1. To impose a recorded covenant on *220th Street* agreeing to an assessment on said Lots in event *220th Street* is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of sixty percent (60%) of the total actual cost of the Improvement to the centerline of *220th Street*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *Husen 2nd Addition* will be a maximum of thirty percent (30%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *Husen 2nd Addition*, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

Dated this _____ day of _____, 2024.

Maxys Family Farm, LLC,

Dolf Ivener, Member

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Brian Ivener, Trustee

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Bonnie Ivener, Trustee

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Dolf Ivener, Member Maxys Family Farm LLC** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Dolf Ivener as Member of Maxys Family Farm LLC** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

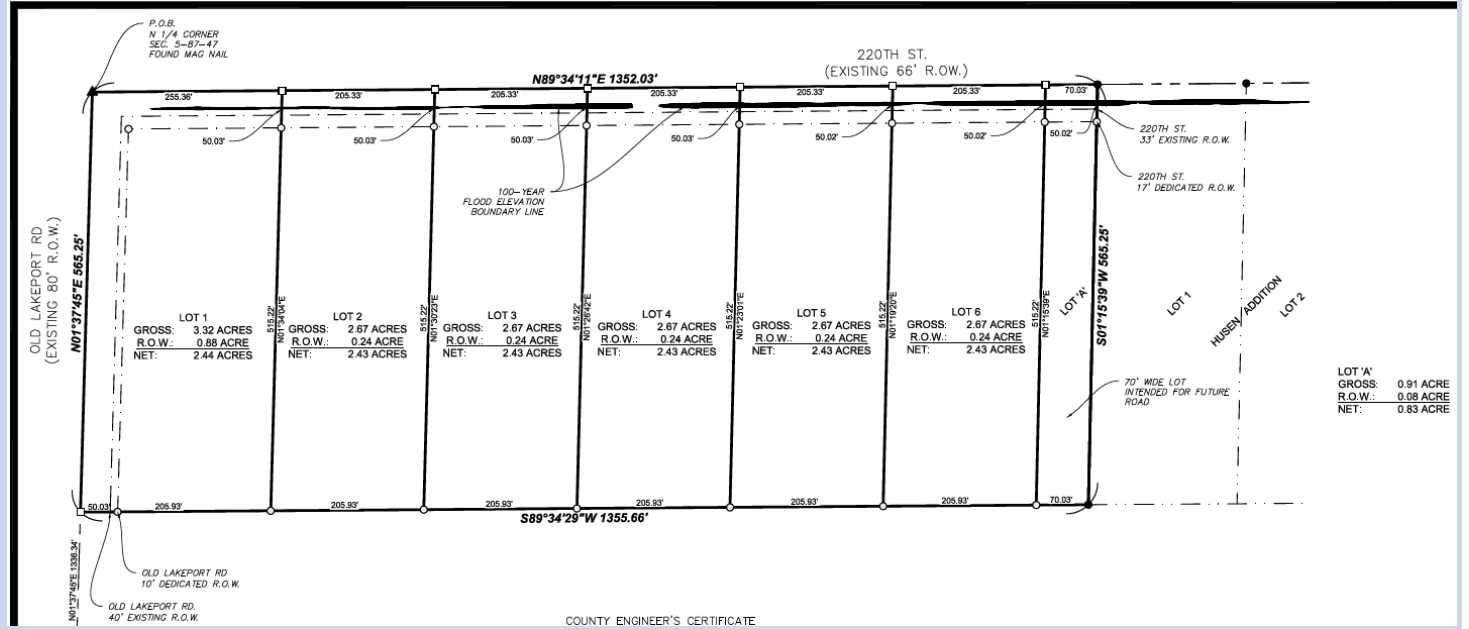
Seal or stamp above

EXHIBIT A

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.

PLAT MAP EXCERPT



TITLE OPINION

_____, 2024

County Auditor and Recorder
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Husen 2nd Addition, Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated March ___, 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 UTD 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

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
Classification	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.

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

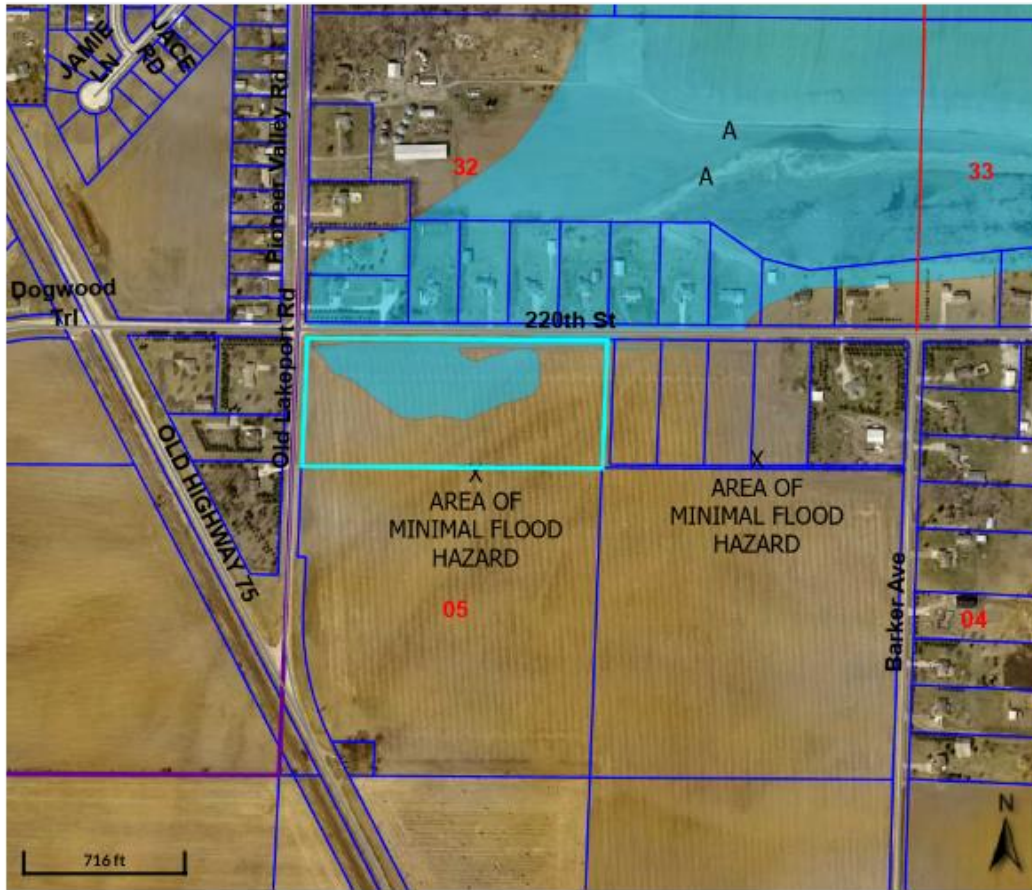
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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)				

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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
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 GEOSPATIAL

Beacon™ 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)				

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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	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	75.64	(1174 CSR2 Points / 15.52 Gross Taxable Acres)	

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



**Woodbury County, Iowa
Appropriation Resolution
For Fiscal Year 2025**

Resolution #

Whereas, it is desired to make appropriations for each Service Area and Program Activity of County Government for the Fiscal Year 2025, beginning July 1, 2024, and

Now, therefore, be it resolved by the Woodbury County Board of Supervisors that the amounts detailed by Service Area on the Adopted FY 2025 Woodbury County Budget Summary Form 638-R constitute the authorization to make expenditures from the County's funds beginning July 1, 2024 and continuing until June 30, 2025, and

Futhermore, this Appropriation Resolution extends the spending authority of each County Program Activity to the amount appropriated to it as follows:

<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>	<u>Fund/Dept</u>	<u>Amount</u>
<u>Division</u>		<u>Division</u>		<u>Division</u>		<u>Division</u>	
0001-0030	700,000	0001-1000	1,948,287	0001-1002	50,864	0001-1010	736,859
0001-1013	24,157	0001-1040	676,321	0001-1050	11,000,453	0001-1060	2,267,589
0001-1061	125,821	0001-1100	2,714,436	0001-1104	229,895	0001-1110	251,000
0001-1540	728,347	0001-1610	637,424	0001-3040	3,021,352	0001-3100	108,000
0001-3101	26,950	0001-3110	75,000	0001-3200	278,248	0001-3210	32,800
0001-6100	701,752	0001-6110	1,333,139	0001-6120	373,476	0001-6123	63,600
0001-8100	1,254,027	0001-8110	830,205	0001-9000	458,374	0001-9001	433,068
0001-9010	452,899	0001-9020	639,262	0001-9030	462,545	0001-9031	14,735
0001-9032	4,000	0001-9033	70,000	0001-9101	731,006	001-9102	262,358
0001-9103	517,391	0001-9104	2,500	0001-9105	18,616	0001-9106	10,000
0001-9108	596,263	0001-9109	11,229	0001-9110	1,624,102	0001-9113	1,068,423
0002-1200	718,127	0002-1201	366,084	0002-1210	212,849	0002-1231	106,480
0002-1400	29,750	0002-1430	399,733	0002-1431	369,934	0002-1500	60,500
0002-1520	1,075,437	0002-1620	375,000	0002-3300	2,159,720	0002-3310	100,000
0002-8000	450,483	0002-8002	208,513	0002-9200	1,400,000	0003-9000	48,708
0006-9040	304,747	0008-1050	218,223	0009-1050	522,690	0011-0030	464,000
0011-1000	1,244,614	0011-1005	5,833	0011-6000	39,000	0011-6010	110,752
0011-6020	205,277	0011-6200	9,527	0011-6320	184,532	0011-8020	5,000
0020-0200	1,625,000	0020-7000	17,700	0020-7001	4,500	0020-7010	1,138,873
0020-7011	14,000	0020-7012	13,500	0020-7013	98,000	0020-7014	90,000
0020-7100	100,000	0020-7101	210,000	0020-7110	30,000	0020-7111	4,344,271
0020-7112	33,000	0020-7113	1,150,000	0020-7130	295,000	0020-7200	1,252,000
0020-7210	460,000	0020-7211	1,351,500	0020-7212	107,000	0020-7220	8,000
0020-7221	1,000	0020-7222	150,000	0020-7230	6,000	0020-7231	100,000
0020-7232	20,000	0023-6100	50,000	0024-8111	203,155	0025-0200	6,000,000
0031-9001	236,684	0040-0802	40,000	0057-6100	5,000	0057-6121	3,500
0057-6122	89,028	0061-6400	275,140	0067-6100	204,000	0074-1100	175,405
0078-1060	67,467	0080-1060	1,065	0083-1100	171,810	2000-0100	2,854,940

2000-0110 426,471 2000-0120 4,020,353

Accordingly, until such time as a Service Area is identified as progressing to a spending level challenging its appropriation, a budget amendment per 331.435 will not be implemented,

However, should a Program Activity approach a spending level challenging its appropriation level, and the Service Area continues balanced, the Board of Supervisors will be requested to increase the Program's spending authority by resolving to permit such, and,

Additionally, the Board of Supervisors may be requested to decrease a Program's appropriation by 10% or \$5,000, whichever is greater, to appropriate a like amount to a Program Activity requesting same: 331.434 sub 6 will govern actions in this regard.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County on June 18, 2024 and certified as follows:

Woodbury County Board of Supervisors

Ayes:

Nays:

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from Conservation Reserve Fund to the General Basic Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Conservation Reserve Fund revenues to the General Basic Fund to reimburse the Browns Lake Project.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Conservation Reserve Fund to the General Basic Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 134,400.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes:

Nays:

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Supplemental to the General Basic Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the General Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Supplemental Fund to the General Basic Fund for the fiscal year beginning July 1, 2025, shall not exceed the sum of \$ 7,582,379.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024 the vote being as follows:

Ayes:

Nays:

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming Revenue Fund to the General Supplemental Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming Revenues to the General Supplemental Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenue Fund to the General Basic Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024 the vote being as follows:

Ayes:

Nays:

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Fund to the General Supplemental Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move General Basic Fund revenues to the General Supplemental Fund for for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Fund to the General Supplemental Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 200,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes:

Nays:

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Fund to the General Supplemental Fund during the Fiscal Year 2024-25 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move General Basic revenues to the General Supplemental Services Fund for tax reduction

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Fund to the General Supplemental Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 1,000,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nays: _____

**Resolution for Interfund Operating Transfers
Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Rural Basic Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax Fund revenues to the Rural Basic Fund for the funding of the Soil Conservation,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Rural Basic Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 39,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nayes: _____

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the Secondary Roads Fund to pay their share of the expenses of the Secondary Roads Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 1,732,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nays: _____

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Tax Increment Fund to the Debt Service Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Tax Increment Fund revenues to the Debt Service Fund to pay FY 2025 principal and interest for the 2017 Tax Increment G.O. .

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Tax Increment Fund to the Debt Service Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 789,650.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nays: _____

**Resolution for Interfund Operating Transfers
Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming revenues Fund to the Debt Service Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming revenues to the Debt Service fund to reduce taxation.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenues Fund to the Debt Service Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 250,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024 the vote being as follows:

Ayes: _____

Nays: _____

**Resolution for Interfund Operating Transfers
Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the L.O.S.T. Fund to the Debt Service Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move L.O.S.T. to the Debt Service fund to reduce taxation.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the L.O.S.T. Fund to the Debt Service Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 250,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024 the vote being as follows:

Ayes: _____

Nays: _____

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Secondary Road Fund to the Debt Service Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Secondary Road revenues to the Debt Service Fund to pay FY 2024 principal and interest for the FY 2022 Secondary Gravel Project,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Secondary Road Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024 the vote being as follows:

Ayes: _____

Nays: _____

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Fund to the Debt Service Fund during the Fiscal Year 2024-25 budget, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move General Basic revenues to the Debt Service Fund to reduce tax.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Basic Fund to the Debt Service Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 872,310.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nays: _____

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the County Library Fund during the Fiscal Year 2024-25 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the County Library Fund to pay the their share of the expenses of the County Library.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the County Library Fund for the fiscal year beginning July 1, 2024, shall not exceed the sum of \$ 93,608.

The Auditor is directed to correct his books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 18th, 2024, the vote being as follows:

Ayes: _____

Nays: _____

