



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(OCTOBER 15) (WEEK 42 OF 2024)**

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

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

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 15, 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.

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## **AGENDA**

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

1. Approval of the agenda Action

### **Consent Agenda**

**Items 2 through 8 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.**

2. Approval of the minutes of the October 8, 2024 meeting
3. Approval of claims
4. Board Administration – Karen James  
Approval to lift the tax suspension for M.K.
5. County Auditor – Patrick Gill  
Receive County Recorder's Report of Fees Collected
6. County Treasurer – Tina Bertrand  
Approve property tax refund request for parcel #894734234005 in the amount of \$969.00

7. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Approval of the 2025 Delta Dental renewal
  
8. Secondary Roads – Mark Nahra
  - Approve the underground utility permit for MidAmerican Energy

**End Consent Agenda**

9. The Warming Shelter, Inc. – Shayla Moore
  - Approval to allocate \$25,000 - \$50,000 to support The Warming Shelter, Inc. with a commitment to review and consider this funding on an annual basis Action
  
- 4:45 p.m. (Set time) 10. Planning/Zoning – Daniel Priestley
  - a. Conduct second public hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #884726200002 for the Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners) Action
  - b. Approve the 2<sup>nd</sup> reading of the ordinance as the final reading Action
  - c. Waive the third reading of the ordinance Action
  - d. Adopt the Zoning Ordinance Map Amendment (Rezone) with the condition that the rezoned area of Parcel #884726200002 be combined with Lot 1 of the Baker’s Acres subdivision Action
  
11. Secondary Roads – Mark Nahra
  - a. Approval of resolution to set load limits on county bridges Action
  - b. Receive quotes for PCC Patching and return them to the county engineer for review and recommendation Action
  - c. Award bid if low quote is clearly determined by bid results Action
  - d. Award bid for project number L-B(K19)—73-97 and approve resolution to direct county engineer to sign the contract and bond Action
  
12. Reports on Committee Meetings Information
  
13. Citizen Concerns Information
  
14. Board Concerns Information

**ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- WED., OCT 16 10:30 a.m.** Western Iowa Tourism Region Meeting, LaunchPad Museum, 623 Pearl St.
- 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 1:30 p.m.** Local Emergency Planning Committee Meeting, The Security Institute at WITCC
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- WED., OCT 23 10:00 p.m.** StarComm Executive Board Meeting, Security Institute, 4647 Stone Avenue
- 2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- MON., OCT 28 6:00 p.m.** Zoning Commission Meeting, Courthouse Basement Boardroom
- THU., OCT 24 11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St.
- MON., NOV 4 6:00 p.m.** Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., NOV 6 11:00 a.m.** Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
- 1:00 p.m.** Loess Hills Alliance Executive Meeting
- 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., NOV 13 7:30 p.m.** SIMPCO Executive-Finance Committee Meeting, 6401 Gordon Drive
- 8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 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., NOV 14 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., NOV 20 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., NOV 21 10:00 a.m.** Siouxland Regional Transit System Meeting, 6401 Gordon Drive
- 11:15 a.m.** Western Iowa Community Improvement Regional Housing Trust Fund, 6401 Gordon Drive
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue

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

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

**OCTOBER 8, 2024, FORTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, October 8, 2024, at 4:30 p.m. Board members present were Ung, Radig, Taylor, Bittinger II, and Nelson. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, and Patrick Gill, Auditor/Clerk to the Board.

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

1. Motion by Ung second by Taylor to approve the agenda for October 8, 2024. Carried 5-0. Copy filed.

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

2. To approve minutes of the October 1, 2024, meeting. Copy filed.
3. To approve the claims totaling \$762,642.76. Copy filed.
4. To approve the items to be auctioned per Personal Property Disposition Policy. Copy filed.
- 5a. To receive for signatures a Resolution Thanking and Commending Jeff C. Davis for his years of service with Woodbury County.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,803  
A RESOLUTION THANKING AND COMMENDING  
JEFF C. DAVIS  
FOR HIS SERVICE TO WOODBURY COUNTY**

**WHEREAS**, Jeff C. Davis has capably served Woodbury County as an employee of the Juvenile Detention Department for 40 years from July 3, 1984 to October 8, 2024.

**WHEREAS**, the service given by Jeff C. Davis as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA** that the undersigned members of this Board thanks and commends Jeff C. Davis for his years of service to Woodbury County; and

**BE IT FURTHER RESOLVED** that it is the wish of all those signing below that the future hold only the best for this very deserving person, Jeff C. Davis.

**BE IT SO RESOLVED** this 8th day of October 2024.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 5b. To receive for signatures a Resolution Thanking and Commending Debra A. Leckband for her years of service with Woodbury County.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,804  
A RESOLUTION THANKING AND COMMENDING  
DEBRA A. LECKBAND  
FOR HER SERVICE TO WOODBURY COUNTY**

**WHEREAS**, Debra A. Leckband has capably served Woodbury County as an employee of the Woodbury County Library for 28 years from August 19,1996 to October 31, 2024

**WHEREAS**, the service given by Debra A. Leckband as a Woodbury County employee, has been characterized by her dedication to the best interests of the citizens of Woodbury County; and

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA** that the undersigned members of this Board thanks and commends Debra A. Leckband for her years of service to Woodbury County; and

**BE IT FURTHER RESOLVED** that it is the wish of all those signing below that the future hold only the best for this very deserving person, Debra A. Leckband.

**BE IT SO RESOLVED** this 8th day of October 2024.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 6. To approve the clerical amendments to the MOU as discussed by the Board of Supervisors and in the public record on 10/01/2024. Copy filed.
- 7a. To approve the separation of Michael Murray, Courthouse Security Officer, Sheriff's Office, effective 10-04-2024. Separation.; the other of Jacob Gilreath, Civil Engineer Intern, Secondary Roads Dept., effective 10-14-2024, \$87,500.00/year, 9%=\$6,879.20/year. Salary Increase per County Engineer.; the reclassification of Mary Feiler, Civilian Lieutenant, Sheriff's Office, effective 10-14-2024, \$3,823.67/bi-weekly, 3.25%=\$120.36/bi-weekly. 3.25% 6 Year Wage Increase. Anniversary Date: 10-15-2024.; the reclassification of Dawn Lafave, Civilian Jailer, Sheriff's Office, effective 10-28-2024, \$33.24/hour, 12%=\$3.46/hour. Per CWA: From Senior to Master Officer. Anniversary Date: 10-31-2024.; and the reclassification of Patricia Raymond, % Deputy – MV, Treasurers Dept., effective 06-24-2024, \$83,698.71/year, 5%=\$5,579.91/year. Increase from 70% to 75% Deputy. Copy filed.
- 7b. To approve to deauthorize the Sheriff Office's Jail custodian position and authorize a Building Services custodian position, including transferring the remaining budget. Copy filed.
- 7c. To approve to and authorize and hiring of Building Services lead custodian position. Copy filed.
- 8a. To approve the underground utility permit for Frontier Communication of Iowa, LLC to be buried in county right of way. Copy filed.
- 8b. To approve the permit to work in the county right of way for Mitch Parker. Copy filed.  
  
Carried 5-0.
- 9. Motion by Ung second by Taylor to approve and receive for signature the amended Fixed Asset Policy effective. Carried 5-0. Copy filed.
- 10. Motion by Ung second by Radig to approve the Interlocal Agreement between the City of Sioux City and the County of Woodbury, Iowa – 2024 Edward Byrne Justice Assistance Grant (JAG) Grant Program Award. Carried 5-0. Copy filed.
- 12. Motion by Taylor second by Radig to approve funding Sky Ranch Behavioral Services request in the amount of \$181,986. Carried 5-0. Copy filed.
- 13a. Motion by Taylor second by Ung to approve the construction agreement addendum with the City of Hornick. Carried 5-0. Copy filed.
- 13b. Bid letting was held for project number L-B(K19)—73-97. The bids are as follows:  
  
Graves Construction Co, Inc., Spencer, IA \$375,189.50  
Dixon Construction Co., Correctionville, IA \$355,091.40

Motion by Nelson second by Ung to receive bids for project number L-B(K19)—73-97 and return them to the county engineer for recommendation. Carried 5-0. Copy filed.

13c. Motion by Radig second by Ung to award the bid for project L-B(K19)—73-97 if clear low bidder is found. Carried 5-0. Copy filed.

11a. Motion by Ung second by Radig to receive the final report – Zoning Commission recommendation from 9/23/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #884726200002 for the Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners). Carried 5-0. Copy filed.

11b. A public hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #884726200002.

Joel Voss, Sioux City, commented on the request.

Motion by Radig second by Ung to close the public hearing.

11c. Motion by Radig second by Ung to approve the 1<sup>st</sup> Reading of the Zoning Ordinance Map Amendment (Rezone). Carried 5-0. Copy filed.

14. Reports on committee meetings were heard.

15. There were no citizen concerns.

16. Board concerns were heard.

The Board adjourned the regular meeting until October 15, 2024.

Meeting sign in sheet. Copy filed.

**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

TO: Board of Supervisors  
FROM: Karen James, Administrative Assistant  
DATE: October 9, 2024  
RE: Lifting of Tax Suspensions

Please lift the tax suspension for M.K. as this property has been sold.

**COUNTY RECORDER'S REPORT OF FEES COLLECTED**  
(See Chapter 342, Code)

State of IOWA ) SS:  
County of WOODBURY )

To the Board of Supervisors of WOODBURY County:

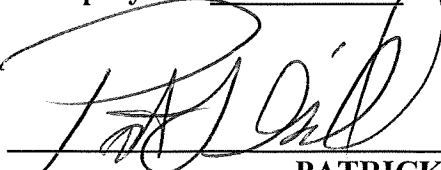
I, DIANE SWOBODA PETERSON, Real Estate/Recorder Deputy of the above-named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the period of 7/01/2024 through 9/30/2024 and the same has been paid to the County Treasurer.

	Fees Collected
R.E. Transfer Tax State-Monthly	44,404.97
County Share R.E. Transfer Tax—Quarterly	34,558.52
Recording of Instruments—Quarterly	78,970.00
Auditor's Transfer Fee—Quarterly	5,440.00
Records Management Fees—Quarterly	3,303.00
Elec Tran Fee State Untransferred (Quarterly)	3,303.00
Copy Money-Quarterly	574.00
Vitals Stats State-Monthly	8,929.00
Vitals Stats County-Quarterly	9,152.00
Accts. Receivable Payment-Quarterly	3,868.00
Transfer to Checking Account	0
Previous Qtr. Acct. Receivable Balance	(6,422.00)
Bad Check Adjustment—Quarterly	(7.00)
Recorder Over/Short—Quarterly	95.80
Vitals Over/Short—Quarterly	0
Refunds--Quarterly	32.00
Adjustment—Quarterly	72.00
<b>Total</b>	<b>186,273.29</b>

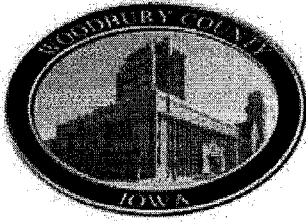
All of which is respectfully submitted.

  
DIANE SWOBODA PETERSON Real Estate/Recorder Deputy

Subscribed and sworn to before me by DIANE SWOBODA PETERSON, Woodbury County Real Estate/Recorder Deputy this 10-7-27 day of October, 2024.

  
PATRICK F. GILL County Auditor





**Tina M. Bertrand**  
Woodbury County Treasurer  
822 Douglas St Ste 102  
Sioux City IA 51101  
712-279-6495

October 3, 2024

RE: Overpayment of Taxes

Dear Board of Supervisors,

The following have requested a refund of overpayments on this parcel:

Andy & Yvette Sitzmann      8947 34 234 005      (2718 Leech Ave)      \$969.00

Please approve the above so we can issue a refund check to them.

Thank you for your time,

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

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

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** October 15th, 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
Singh, Mansanwal	Attorney's Office	09-30-2024	Assistant County Attorney			S	Declined Position Prior to Start Date.
Trowbridge, Michael	Juvenile Detention	10-14-2024	Youth Worker- FT	\$23.72/hour	0%	T	Transfer from PT to FT. In House Job Vacancy Posted on 9/25/2024.
Brass, Trevor	Attorney's Office	10-14-2024	Assistant County Attorney	\$106,602.00/year	12%=\$11,578/ year	R	Reclassification According to the Oct 2024 MOU.
DeMers, Andrew	Attorney's Office	10-14-2024	Assistant County Attorney	\$87,048.00/year	10%=\$7,979/ year	R	Reclassification According to the Oct 2024 MOU.
Messerschmidt, Haley	Attorney's Office	10-14-2024	Assistant County Attorney	\$110,591.00/year	8%=\$7,978/ year	R	Reclassification According to the Oct 2024 MOU.
Metzgar, Matthew	Attorney's Office	10-14-2024	Assistant County Attorney	\$106,602.00/year	12%=11,578/ year	R	Reclassification According to the Oct 2024 MOU.
Metzgar, Matthew	Attorney's Office	10-14-2024	Assistant County Attorney	\$110,591.00/year	4%=\$3,989/ year	R	Move from Step 6 to Step 7. Anniversary Date: 10/18/24

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

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

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

Date: 10/10/2024 Weekly Agenda Date: 10/15/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Melissa Thomas HR Director

**WORDING FOR AGENDA ITEM:**

Approval of the 2025 Delta Dental Renewal

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The paper work for the renewal of Woodbury County's dental plan is being submitted. This renewal lays out the administrative rates, direct bill and COBRA rates for 2025.

**BACKGROUND:**

Delta Dental renews annually on January 1.

**FINANCIAL IMPACT:**

The administrative rates have increased slightly by \$.15 per contract.

**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:**

Pass the motion.

**ACTION REQUIRED / PROPOSED MOTION:**

Accept the 2025 Delta Dental renewal for signature.



**Woodbury County  
Group # 33541  
Rating Period 1/1/25 through 12/31/25  
Financial Exhibit**

**Delta Dental PPO<sup>SM</sup>**

**Experience Period**      Claims Paid 8/1/23 through 7/31/24

Claims Paid 8/1/23 through 7/31/24	\$247,497
Adjustment of Claims to Incurred Basis	\$7,655
Incurred Claims	\$255,152
Trend in Claims	\$12,732
Projected Claims Based on Current Experience	\$267,884
Claims and Enrollment Fluctuation Adjustment	(\$8,526)
<b>Projected Annual Claims Based on Current Enrollment</b>	<b>\$259,358</b>

<u>Fixed Fees</u>	<u>Per Contract</u>	
Operating Costs	\$6.06	\$28,288
Broker Fee	\$0.00	\$0
 <b>Subtotal Fixed Fees</b>	 \$6.06	 \$28,288
 <b>Projected Annual Expense</b>		 \$287,646

<u>Current Enrollment</u>			
<u>Single</u>	<u>E/S</u>	<u>E/C</u>	<u>Family</u>
180	77	39	93
<u>Projected Claim Factors 1/1/25 through 12/31/25</u>			
<u>Single</u>	<u>E/S</u>	<u>E/C</u>	<u>Family</u>
\$27.66	\$58.32	\$70.46	\$101.03
<u>Fixed Fees Cost Per Contract</u>			
<u>Current</u>		<u>2024</u>	
\$5.91		\$6.06	
<u>Suggested Rates 1/1/25 through 12/31/25</u>			
<u>Single</u>	<u>E/S</u>	<u>E/C</u>	<u>Family</u>
\$30.68	\$64.68	\$78.15	\$112.05
<u>Direct Bill Rates 1/1/25 through 12/31/25</u>			
<u>Single</u>	<u>E/S</u>	<u>E/C</u>	<u>Family</u>
\$30.84	\$65.02	\$78.28	\$112.81
<u>COBRA Direct Bill Rates 1/1/25 through 12/31/25</u>			
<u>Single</u>	<u>E/S</u>	<u>E/C</u>	<u>Family</u>
\$31.46	\$66.32	\$79.84	\$115.07
<b>The Direct Bill Rates above will be the amount charged unless desired rates are communicated to DDIA at least 45 days prior to the start of this contract period.</b>			

Percent of Premium Contributed by Employer: Single 100 % Emp/Spouse 0 % Emp/Child(ren) 0 % Family 0 %

Total Employees Enrolled: 407

Total Employees Eligible: 407

\_\_\_\_\_  
Signature of Group Administrator  
**Please sign and return to fax # 888-337-5157 or  
email to: TeamReNew@deltadentalia.com**

melissathomas@woodburycountyiowa.gov  
E-Mail Address

10/15/2024  
Date

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

Date: 10/10/2024 Weekly Agenda Date: 10/15/2024

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

**WORDING FOR AGENDA ITEM:**

Consideration of utility permit for overhead electric lines in county ROW

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

MidAmerican Energy has applied for a permit to allow for a new overhead line installation near the intersection of 260th Street and Old Highway 75.

**BACKGROUND:**

Work in county ROW requires a permit approved by the Board of Supervisors per section 318.8 of the Code of Iowa. The county engineer has reviewed the plans and recommends that the work be allowed.

**FINANCIAL IMPACT:**

No financial impact to the county.

**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 permit for MidAmerican Energy.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the underground utility permit for MidAmerican Energy and to direct the chair to sign the permit.

PERMIT FOR USE OF COUNTY ROAD/HIGHWAY RIGHT-OF-WAY  
FOR OVERHEAD AND/OR BURIED UTILITIES ACCOMMODATION

REQUEST BY APPLICANT:

Name MIDAMERICAN ENERGY (Cody Parmeter) Highway 260TH ST. <sup>OLD</sup> Hwy 75  
Address 1490 260TH ST. Township LIBERTY  
City of SALIX

Office Phone 712-233-4821 Local Phone 712-301-3342 Section: N.E. 1/4 of 1/4 Sec 27

Type of Utility Installation OH ELECTRIC PRIMARY REBUILD T 87 N, R 47 W Section: 27

Plans Prepared By Cody Parmeter Copy Enclosed  Yes  No

Map Showing Location Enclosed  Yes  No

Utility Location is  cross right-of-way  parallel to right-of-way  
 overhead  underground

Proposed Method of Installation

tunnel  suspend on poles  cased  
 jack & bore  suspend on towers  trench  
 open cut  plow

Estimated Starting Date 10-31-24 Estimated Restoration Date 12-31-24

The Applicant understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, and special provisions listed below or attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof. Applicant is to complete in triplicate and send all copies including plans and maps to Woodbury County Engineer, 759 E. Frontage Road, Merville, IA 51039. One executed copy will be returned to the Applicant. Ph: 712-873-3215

By Cody Parmeter  
(Signature of Authorized Utility Representative)

Title DESIGN TECH - ELECTRIC DISTRIBUTION  
Date 10/3/24 ENGINEERING

PERMIT APPROVAL BY PERMITTING AUTHORITY

The forgoing application is hereby approved and permit issued by the Permitting Authority subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

By \_\_\_\_\_  
(Signature of Woodbury County Board Chairman)

Title \_\_\_\_\_  
Date \_\_\_\_\_

By \_\_\_\_\_  
(Signature of Woodbury County Engineer)

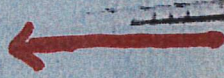
Title \_\_\_\_\_  
Date \_\_\_\_\_

Other Special Provisions:

Permit Provisions and Conditions of Issuance

1. The County and/or the County Board of Supervisors will not be charged with any responsibility for damages to the Applicant's property occasioned by any construction or maintenance operations on said county roads, including new or additional right-of-way acquired in connection therewith, subsequent to the building of the Applicant's facilities. The Board will endeavor to give the Applicant sufficient notice of any proposed construction or maintenance work, on either existing or newly acquired right-of-way that is likely to expose, cover up, or disturb any facilities belonging to the Applicant, in order that the Applicant may arrange to protect the facilities. The Board will inform contractors, and others working on the job of the location of the facilities so that reasonable care may be taken to avoid damaging the facilities, however the County and the Board of Supervisors will assume no responsibility for failure to give such notice.

NEW 50'  
POLE



NEW 50'  
POLE



OLD HWY 75

Google



Owner Address LEE DANIEL GORDON  
1405 260TH ST  
SALIX, IA 51052

Alternate ID n/a  
Class A  
Acreage 66.12

0043  
LIBERTY TOWNSHIP AN IRREG TCT IN NW NW & NE NW OF 27-87-47 DESCRIBED AS BEG AT SE COR OF NE NW THINC W 2639.91 FT, THINC N 594.80 FT, THINC E 300.00 FT, THINC N 426 FT, 400.49 FT TO POB  
**(Note: Not to be used on legal documents)**



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

Date: October 8, 2024 Weekly Agenda Date: October 15,2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** The Warming Shelter, Inc. Shayla Moore- Executive Director

**WORDING FOR AGENDA ITEM:**

Funding Allocation for The Warming Shelter Inc.

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

This agenda request seeks approval from the Woodbury County Board of Supervisors for funding in the amount of \$25,000 to \$50,000 to support the operations of The Warming Shelter Inc. homeless shelter

**BACKGROUND:**

The Warming Shelter Inc. has been a critical resource in Woodbury County, offering a safe and warm environment for individuals experiencing homelessness. The shelter operates during the winter months, providing not only a place to stay but also access to meals, hygiene facilities, and support services aimed at helping individuals transition to more stable housing situations.

**FINANCIAL IMPACT:**

Investing in The Warming Shelter Inc. can lead to significant long-term savings for the county. By providing a safe and warm environment for the homeless population, the shelter helps reduce the strain on emergency services, healthcare facilities, and law enforcement, which often bear the costs.

**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:**

It is recommended that the Woodbury County Board of Supervisors approve an allocation of \$25,000 to \$50,000 to support the operations of The Warming Shelter Inc. for the upcoming winter season, with a commitment to review and consider this funding on an annual basis.

**ACTION REQUIRED / PROPOSED MOTION:**

Approval to allocate \$25,000-\$50,000 to support The Warming Shelter, Inc. with a commitment to review and consider this funding on an annual basis.

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

Date: 10/9/24

Weekly Agenda Date: 10/15/24

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

**WORDING FOR AGENDA ITEM:**

- a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #884726200002 for the Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners).
- b. Approve the 2nd Reading of the Ordinance as the Final Reading.
- c. Waive the 3rd Reading of the Ordinance.
- d. Adopt the Zoning Ordinance Map Amendment (Rezone) with the condition that the rezoned area of Parcel #884726200002 be combined with Lot 1 of the Baker's Acres subdivision.

**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 4:45 PM to discuss a proposed Zoning Ordinance Map Amendment to rezone a 1.14-acre portion of the property owned by Jimmie L. and Renee T. Colyer located on Parcel #884726200002 in the NW ¼ of the NE ¼ of Section 26, T88N R47W (Woodbury 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:**

The Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners) have submitted an application for a zoning ordinance map amendment to rezone a portion of the property (Parcel #884726200002) from the Agricultural Preservation (AP) District to the Agricultural Estates (AE) District. The applicants seek to rezone a 1.14-acre portion of this parcel, which will be split and combined with Lot 1 of the Baker Acres subdivision through the Woodbury County Assessor's combination process. A survey conducted by Al Fagan Land Surveying P.C. provides the legal description of the portion of land to be conveyed to the Sandra K. Baker Revocable Trust. This 1.14-acre triangular portion is not eligible for development as a standalone lot because it does not meet the requirements of the Zoning and Subdivision Ordinance. In the purchase agreement, Baker acknowledges that the property being acquired "is not a legal lot for building purposes and must be combined with their existing adjacent parcel, described as Lot One (1) of Baker's Acres." The rezoning is requested so that the new parcel's zoning matches that of Lot 1, facilitating the combination into a single parcel for tax purposes. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 12, 2024. The neighbors within 1000 FT have been duly notified via a September 9, 2024 letter about the September 23, 2024 Zoning Commission public hearing and have been requested to comment. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. 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. The Zoning Commission voted 4-0 to recommend approval to the Board of Adjustment following their public hearing on September 23, 2024 with the condition that the portion be combined with Lot 1 of Baker's Acres subdivision.

**PROPERTY DETAILS:**

Parcel(s): 884726200002  
Township/Range: T88N R47W (Woodbury)  
Section: 26  
Quarter: NW ¼ of the NE ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Not in floodplain (Zone X)  
Property Address: No address

**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: 4:45 PM)

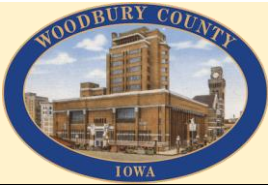
Approve the 2nd Reading of the Ordinance as the Final Reading.

Waive the 3rd Reading of the Ordinance.

Adopt the Zoning Ordinance Map Amendment (Rezone).

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #884726200002 for the Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners).
- b. Approve the 2nd Reading of the Ordinance as the Final Reading.
- c. Waive the 3rd Reading of the Ordinance.
- d. Adopt the Zoning Ordinance Map Amendment (Rezone) with the condition that the rezoned area of Parcel #884726200002 be combined with Lot 1 of the Baker's Acres subdivision.



# 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

## REPORT – SEPTEMBER 24, 2024

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

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Sandra K. Baker Rev. Trust (Sandra K. Baker – Applicant) / Jimmie L. and Renee T. Colyer (Owner)
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Bare Ground, Path to Field
Proposed Use:	To be added to Baker's Acres Lot 1
Average CSR Rating:	40.53
Engineer/Surveyor:	Alan Fagan, 712-539-1471
Attorney:	Joel D. Voss, 712-222-4105
Pre-application Meeting:	June 26, 2024
Application Date:	August 20, 2024
Stakeholder Notification:	September 3, 2024
Neighbors' Notification:	September 9, 2024
Legal Publication:	September 12, 2024
Zoning Commission Public Hearing:	September 23, 2024
Board of Supervisors Public Hearings:	October 8, 15, 22 all at 4:45 PM

PROPERTY DETAILS	
Parcel(s):	884726200002
Township/Range:	T88N R47W (Woodbury)
Section:	26
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Not in floodplain (Zone X)
Property Address:	No address
Legal Description:	PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.0°00'19"E. ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W. FOR 390.29 FEET; THENCE N.0°00'19"W. FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W. 1/4 OF THE N.E. 1/4; THENCE N.88°42'30"E. ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.
NOTE:	THE NORTH LINE OF SAID N.W. 1/4 OF THE N.E. 1/4 IS ASSUMED TO BEAR N.88°42'30"E.

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Summary	
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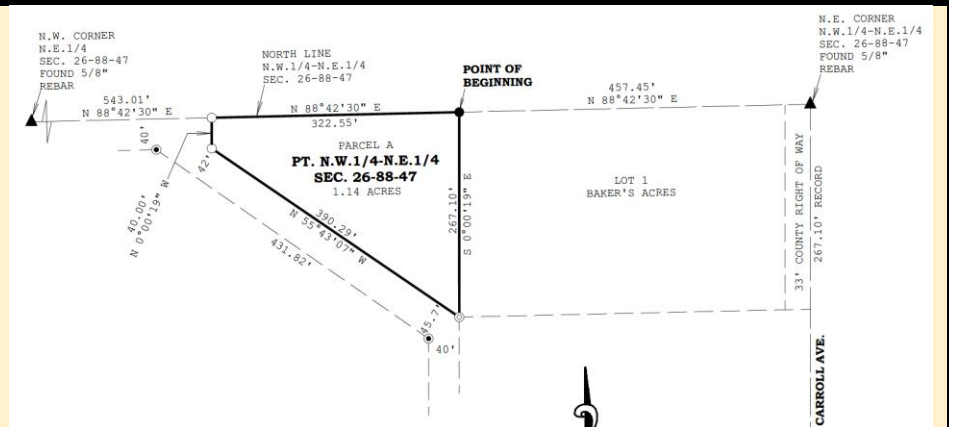
## SUMMARY

The Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners) have submitted an application for a zoning ordinance map amendment to rezone a portion of the property (Parcel #884726200002) from the Agricultural Preservation (AP) District to the Agricultural Estates (AE) District. The applicants seek to rezone a 1.14-acre portion of this parcel, which will be split and combined with Lot 1 of the Baker Acres subdivision through the Woodbury County Assessor's combination process. A survey conducted by Al Fagan Land Surveying P.C. provides the legal description of the portion of land to be conveyed to the Sandra K. Baker Revocable Trust. This 1.14-acre triangular portion is not eligible for development as a standalone lot because it does not meet the requirements of the Zoning and Subdivision Ordinance. In the purchase agreement, Baker acknowledges that the property being acquired "is not a legal lot for building purposes and must be combined with their existing adjacent parcel, described as Lot One (1) of Baker's Acres." The rezoning is requested so that the new parcel's zoning matches that of Lot 1, facilitating the combination into a single parcel for tax purposes. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 12, 2024. The neighbors within 1000 FT have been duly notified via a September 9, 2024 letter about the September 23, 2024 Zoning Commission public hearing and have been requested to comment. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. 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. The Zoning Commission voted 4-0 to recommend approval to the Board of Adjustment following their public hearing on September 23, 2024 with the condition that the portion be combined with Lot 1 of Baker's Acres subdivision.

## AERIAL MAP



## SURVEY EXCERPT



## ZONING COMMISSION AND STAFF RECOMMENDATION

Based on the information received and the requirements set forth in the Zoning Ordinance, the proposal meets the appropriate criteria for approval of the conditional use request. It is the recommendation of staff to approve the proposal.

The Zoning Commission voted 4-0 to recommend approval to the Board of Adjustment following their public hearing on September 23, 2024 with the condition that the portion be combined with Lot 1 of Baker's Acres subdivision



**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 Recommendation to the Board of Supervisors:

**Zoning Ordinance Map Amendment (Rezone)**

The Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners) have submitted an application for a zoning ordinance map amendment to rezone a portion of the property (Parcel #884726200002) from the Agricultural Preservation (AP) District to the Agricultural Estates (AE) District. The applicants seek to rezone a 1.14-acre portion of this parcel, which will be split and combined with Lot 1 of the Baker Acres subdivision through the Woodbury County Assessor's combination process.

Parcel(s): 884726200002  
Township/Range: T88N R47W (Woodbury)  
Section: 26  
Quarter: NW ¼ of the NE ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Not in floodplain (Zone X)  
Property Address: No address

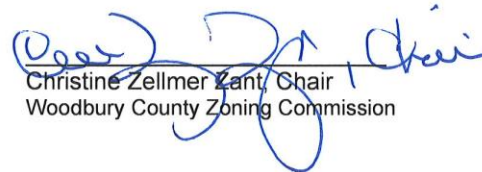
Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission conducted a public hearing and have reviewed the Zoning Ordinance Map Amendment (Rezone) application submitted by Sandra K. Baker Rev. Trust (Sandra K. Baker – Applicant) / Jimmie L. and Renee T. Colyer (Owner).

The Commission voted 4-0 with the recommendation to approve the application.

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

Dated this 23 day of Sept, 2024

  
Christine Zellmer Kant, Chair  
Woodbury County Zoning Commission

**SEE ENCLOSED ZONING COMMISSION DRAFT MINUTES**

**Minutes - Woodbury County Zoning Commission – September 23, 2024**

The Zoning Commission (ZC) meeting was held on September 23, 2024 at 5:00 PM in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse at 620 Douglas Street, Sioux City, IA. The meeting was also accessible via teleconference.

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**Meeting Audio:**

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=1mQWufHt3x0>

---

**ZC Members Present:**

Corey Meister, Chris Zellmer Zant, Tom Bride, Jeff Hanson

**County Staff Present:**

Dan Priestley, Dawn Norton

**Public Present:**

Dan Bittinger, Andy Bobrytzke, Joel Vos, Elbert Baker, Kathy Tabke, Brad Tabke, Jimmie Colyer

---

**CALL TO ORDER:**

Chair Chris Zant called the meeting to order at 5:00 p.m. Barb Parker was absent.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:**

Priestley presented material about grain bins received from MidAmerican Energy. Bride made a motion to accept the material into the record, which Hanson seconded. The motion passed 4-0. See appendix.

**APPROVAL OF MINUTES:**

Bride and Hanson were absent at the previous meeting and abstained from the vote. Bride moved to defer the approval of the August 26, 2024 minutes, with Meister seconding. The motion passed 4-0.

**PUBLIC HEARING (ACTION ITEM): ZONING MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) ZONING DISTRICT (PARCEL #884726200002):**

Priestley read the staff report into the record. The Sandra K. Baker Revocable Trust (Applicant: Sandra K. Baker) and Jimmie L. and Renee T. Colyer (Owners) submitted an application to rezone a 1.14-acre portion of property (Parcel #884726200002) from the Agricultural Preservation (AP) District to the Agricultural Estates (AE) District. This portion will be combined with Lot 1 of the Baker Acres subdivision through the Woodbury County Assessor's combination process. A survey conducted by Al Fagan Land Surveying P.C. provides the legal description of the land to be conveyed to the Sandra K. Baker Revocable Trust. This triangular 1.14-acre portion is not eligible for development as a standalone lot, as it does not meet the requirements of the Zoning and Subdivision Ordinance. In the purchase agreement, Baker acknowledges that the property being acquired is "not a legal lot for building purposes" and must be combined with the adjacent parcel, Lot One (1) of Baker's Acres. The rezoning is requested to match the zoning of Lot 1, facilitating the combination into a single parcel for tax purposes. This proposal was properly noticed in the Sioux City Journal Legals Section on September 12, 2024. Neighbors within 1000 feet were notified via a September 9 letter about the public hearing on September 23, 2024, and stakeholders including government agencies, utilities, and organizations have been requested to comment. No objections were received. Staff recommends approval as the proposal meets the criteria for approval. Bride moved to close the public hearing, seconded by Hanson. The motion carried 4-0. Hanson then moved to approve the zoning ordinance map amendment from AP to AE, with the condition that the portion be combined with Lot 1 of Baker's Acres subdivision, seconded by Meister. The motion carried 4-0, and the application will be forwarded to the Board of Supervisors.

**PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF NUCLEAR ENERGY FACILITIES IN THE WOODBURY COUNTY ZONING ORDINANCE:**

At the request of the Board of Supervisors, the Commission held a public hearing to discuss the potential incorporation of nuclear energy facilities into the zoning ordinance. No public comments were offered. This follows the Board's directive on July 2, 2024, to explore nuclear energy as a county option. No formal proposals have been submitted by companies, and few public comments have been received up to this point. Bride suggested seeking input from MidAmerican Energy regarding future power sources, and a town hall meeting after the harvest season was proposed to discuss nuclear energy with residents. Bride moved to revisit this topic next month, seconded by Hanson. The motion was approved 4-0.

**REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): INSTALLATION OF THREE 100-FOOT WIND TURBINES (PARCEL #884420300005):**

Priestley read the staff report into the record. L & K Tabke Holdings, LLC (Kathy Tabke) submitted a conditional use permit application to install three 100-foot wind turbines to reduce electrical costs on the farm. The proposed locations are approximately 5.2 miles southeast of Merville, on the south side of 195th Street and east of Jasper Avenue. The property is located in the Agricultural Preservation (AP) Zoning District, where "Electric wind generator (Private use)" is classified as a conditional use eligible for review by the Zoning Commission and consideration by the Board of Adjustment. This proposal was properly noticed in the Sioux City Journal's legal section on September 21, 2024. Neighbors within 500 feet were notified via a September 18, 2024 letter about the October 7, 2024 Board of Adjustment public hearing. Stakeholders have been requested to comment. Based on the information received and the requirements of the Zoning Ordinance, the proposal meets the criteria for approval. Bride emphasized that the turbines are for private use. Priestley discussed setback concerns from other structures on the premises per the zoning ordinance. The property owner assumes all risks for any malfunctions or tower collapses. Meister moved to close the public hearing, seconded by Bride. The motion carried 4-0. Based on the information provided and zoning criteria, Meister moved to recommend approval of the conditional use permit, seconded by Hanson. The motion carried 4-0, and the application will be forwarded to the Board of Adjustment.

**REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): INSTALLATION OF 250-FOOT WIRELESS COMMUNICATIONS TOWER (PARCEL #874720400004):**

Priestley read the staff report into the record. Andrew Bobrytzke, on behalf of American Towers LLC and the Bradley J. Kobold Trust, has filed a conditional use permit application to construct a 250-foot self-support wireless communications tower to replace an existing tower on Parcel #874720400004. The proposed location is about half a mile west of Salix, on the north side of 260th Street and west of Barker Avenue. The parcel is located in the General Industrial (GI) Zoning District, where "telecommunication towers" are classified as conditional uses eligible for review by the Zoning Commission and for consideration by the Board of Adjustment. This proposal was noticed in the Sioux City Journal's legal section on September 21, 2024. Neighbors within one mile were notified via a September 18, 2024 letter about the October 7, 2024 Board of Adjustment public hearing. Appropriate stakeholders have been requested to comment. Based on the information received and zoning requirements, the proposal meets the criteria for approval. Staff recommends approval. Hanson moved to close the public hearing, seconded by Bride. Bride then moved to recommend approval of the tower construction and use on the specified parcel, seconded by Meister. The motion carried 4-0, and the application will be forwarded to the Board of Adjustment.

**INFORMATION ITEM: CONSIDERATION OF DECOMMISSIONING REQUIREMENTS FOR CARBON PIPELINES:**

Priestley provided an update on the Board of Supervisors' August 27, 2024, decision to direct county staff to explore decommissioning requirements for carbon pipelines as part of a new ordinance. While federal regulations govern pipeline decommissioning, staff are reviewing local regulations from other counties and states. The Zoning Commission and Board of Adjustment will be involved in researching and offering recommendations. Bride noted that pipeline easements remain in place even if a pipeline is no longer in use.

**STAFF UPDATE:**

Priestley updated the Commission on the proposed amendments to Ordinance 56, which regulates Commercial Wind Energy Conversion Systems. He discussed the three-step public hearing process and referenced safety information obtained from safety data sheets for a Nordex system submitted to the Ohio Public Utilities Commission.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:**

None.

**COMMISSIONER COMMENT OR INQUIRY:**

None.

**ADJOURNMENT:**

Meister moved to adjourn the meeting, seconded by Hanson. The meeting adjourned at 6:02 p.m.

**APPENDIX:**

Received from MidAmerican Energy (September 13, 2024)



MIDAMERICAN ENERGY COMPANY  
P.O. Box 897  
Des Moines, IA 50324-0897

September 13, 2024

WOODBURY COUNTY  
PLANNING AND ZONING COMMISSION  
620 DOUGLAS ST  
SIoux CITY, IA 51101

Dear WOODBURY COUNTY:

MidAmerican Energy is committed to the safety of our customers and our partners working within our service territory. The enclosed brochure provides facts and useful information to consider when issuing permits or long-range planning involving grain storage, grain bin modification. This information is drawn from the Iowa Administrative Code, American National Standards Institute, and the National Electrical Safety Code. If you, or the residents of your city have additional questions, please contact us at 888-427-5632. More information about farming and working safely around electricity and natural gas lines is available online at [MidAmericanEnergy.com/farm-safety](http://MidAmericanEnergy.com/farm-safety).

Sincerely,

Shawn Emmert  
General Manager, Electric Distribution Engineering  
MidAmerican Energy

Attachment

## YOUR SAFETY MATTERS GRAIN BIN CLEARANCE

MidAmerican Energy is committed to providing important information to help ensure your safety when working near electrical facilities. From your utility bill to your farm, grain bins, grain storage, and equipment, safety and electrical working practices of the boards and standards for jurisdiction or utility are your overhead power lines.

The Iowa Administrative Code (IAC) Section 199-25.22(3) requires that specific safety clearance be maintained between grain bins and electrical lines in accordance with American National Standards Institute (ANSI) C2 2017 National Electrical Safety Code (NESC) Part 100. It also designates the minimum electrical clearance for electrical lines. It also lists you are based on these clearance requirements, because conducting or operating a vehicle or other structure that creates a hazardous condition that may result in a fire, shock, or electrocution.

If you or your customer are planning a build or modify a grain bin, please contact our 888-427-5632 to discuss the specific location and to determine if MidAmerican can assist in any possible utility safety electrical facilities. Your assistance in attention and knowledge will help ensure that projects are properly positioned and safe to perform. For more information about working safely around electricity and natural gas, visit [MidAmericanEnergy.com/farm-safety](http://MidAmericanEnergy.com/farm-safety).

Sincerely,



Shawn Emmert  
General Manager, Electric Distribution Engineering  
MidAmerican Energy Company



888-427-5632 | [MidAmericanEnergy.com](http://MidAmericanEnergy.com)





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):	26 T. 88 N., R. 47 W.
ALIQUOT PART:	PART OF THE N.W.1/4 OF THE N.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	JIMMIE L. COLYER AND RENEE T. COLYER, HUSBAND AND WIFE
REQUESTED BY:	JIMMIE L. COLYER

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

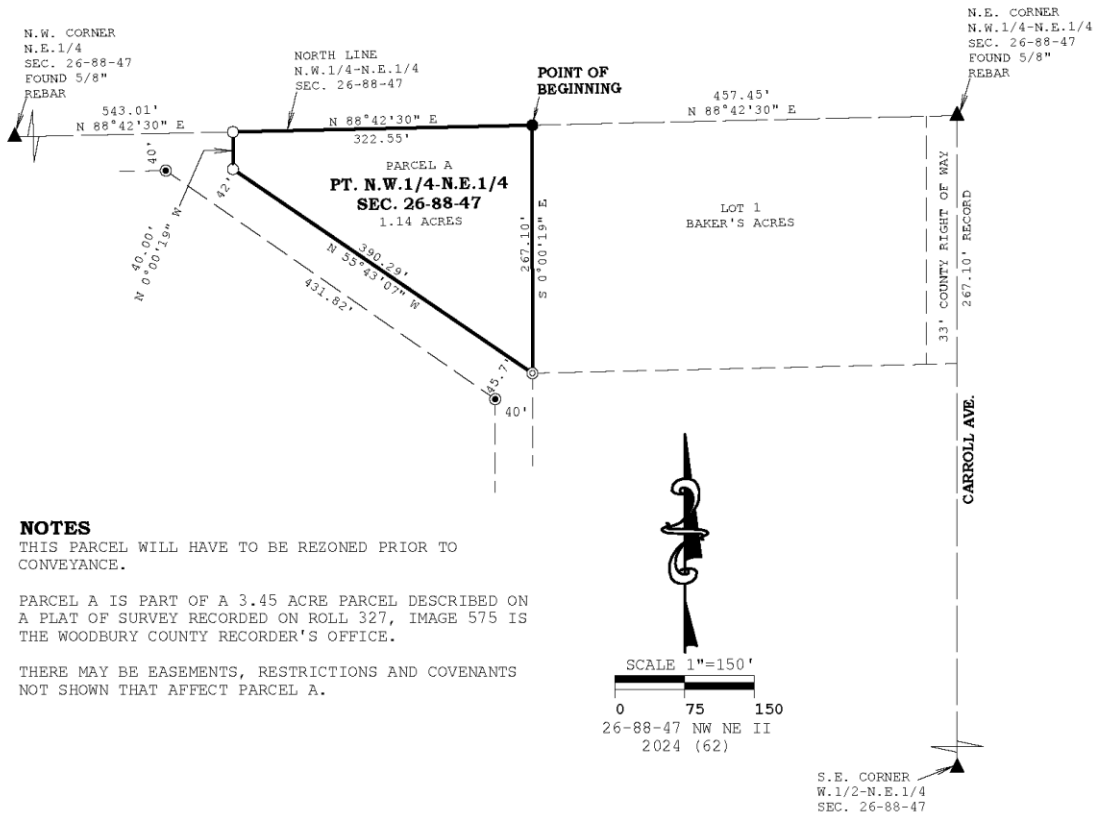
**PLAT OF SURVEY**

PLAT OF SURVEY SHOWING PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 26, T.88N., R.47W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

**SURVEYOR'S DESCRIPTION:**

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.0°00'19"E. ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W. FOR 390.29 FEET; THENCE N.0°00'19"W. FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.88°42'30"E. ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.88°42'30"E.



**NOTES**

THIS PARCEL WILL HAVE TO BE REZONED PRIOR TO CONVEYANCE.

PARCEL A IS PART OF A 3.45 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 327, IMAGE 575 IS THE WOODBURY COUNTY RECORDER'S OFFICE.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT PARCEL A.

DATE OF SURVEY: MAY 22, 2024

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.

ALAN L. FAGAN DATE

LICENSE NUMBER 15082  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL: ONE



**MONUMENTS**

- = 5/8" REBAR FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #5542 FOUND
- ⊖ = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET



## OFFER TO BUY REAL ESTATE AND ACCEPTANCE (NONRESIDENTIAL)

TO: Jimmie Lee Colyer and Renee T. Colyer (SELLERS)

The undersigned BUYERS hereby offer to buy and the undersigned SELLERS by their acceptance agree to sell the real property situated in Woodbury County, Iowa, legally described as:

Part of the NW ¼ of the NE ¼ of Section 26, Township 88 North, Range 47 West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa described as follows: Commencing at the N.E. corner of said NW ¼ of the NE ¼, thence S 88°42'30" W a distance of 457.45' to the point of beginning; thence S 0°00'19" E a distance of 267.10'; thence N 55°43'07" W a distance of 390.29'; thence N 0°00'19" W a distance of 40.00'; thence N 88°42'30" E distance of 322.55' to the point of beginning. Said parcel contains 1.14 acres, more or less.

(Said parcel description is based on a preliminary survey of Alan Fagan and remains subject to correction and finalization.)

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYERS, on possession, are permitted to use the Property for commercial.

1. PURCHASE PRICE. The Purchase Price shall be **\$64,500.00** and the method of payment shall be as follows: **\$500.00** with this offer, to be deposited upon acceptance of this offer and held in trust by Heidman Law Firm as earnest money, to be delivered to the SELLERS upon performance of SELLERS' obligations and satisfaction of BUYERS' contingencies, if any; and the balance of the Purchase Price, as follows: **\$64,000 to be paid in cash at time of closing.**
2. REAL ESTATE TAXES. The parcel being sold is part of an irregularly shaped tract of land which consists of 3.42 acres in total. Taxes for the 2022/2023 tax year, due and payable in September 2023 and March 2024, totaled \$68.00. Additionally, there is a drainage assessment in the amount of \$20.25 covering the same time period. Sellers will pay the 2023/24 taxes and drainage assessment on the 3.42 acre parcel, due and payable in September 2024 and March 2025. Buyers will pay all subsequent taxes and drainage assessments on the 1.14 acre parcel.
3. SPECIAL ASSESSMENTS.
  - A. SELLERS shall pay in full at time of closing all special assessments which are a lien on the Property as of the date of acceptance.

B. BUYERS shall pay all other special assessments or installments not payable by SELLERS.

4. RISK OF LOSS. The property is bare ground. SELLERS shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs.
5. POSSESSION AND CLOSING. If BUYERS timely perform all obligations, possession of the Property shall be delivered to Buyers 30 days after final zoning approval, and any adjustments of rent, insurance, interest and all charges attributable to the SELLERS' possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYERS and vacation of the Property by SELLERS, but prior to possession by BUYERS. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the delivery of the title transfer documents to BUYERS and receipt of all funds then due at closing from BUYERS under the Agreement.
6. CONDITION OF PROPERTY. The property as of the date of this Agreement, will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear excepted. SELLERS make no warranties, expressed or implied, as to the condition of the property.
7. ABSTRACT AND TITLE. SELLERS, at their expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to BUYERS' attorney for examination. It shall show marketable title in SELLERS in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLERS shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYERS when the Purchase Price is paid in full. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. Unless stricken, the abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.
8. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, SELLERS shall pay the costs thereof. BUYERS may, at BUYERS' expense prior to closing, have the property surveyed and certified by a registered land surveyor.
9. ENVIRONMENTAL MATTERS.
  - A. SELLERS warrant to the best of their knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLERS have done

nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property unless disclosed here: none.

10. DEED. Upon payment of the Purchase Price, SELLERS shall convey the Property to BUYERS by warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYERS.
11. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLERS, immediately preceding acceptance of the offer, hold title to the Property in joint tenancy with full rights of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and any continuing or recaptured rights of SELLERS in the Property, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYERS in the event of death of any SELLER, agree to pay any balance of the price due SELLERS under this contract to the surviving SELLER and to accept a deed from the surviving SELLER consistent with Paragraph 14.
12. JOINDER BY SELLER'S SPOUSE. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the deed or real estate contract for this purpose.
13. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
14. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless Court approval is not required under Iowa law and title standards of the Iowa State Bar Association. If the sale of the Property is subject to Court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by \_\_\_\_\_ either party may declare this Agreement null and void, and all payments made hereunder shall be made to BUYERS.
15. REMEDIES OF THE PARTIES.
  - A. If BUYERS fail to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be

forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If SELLERS fail to timely perform this Agreement, BUYERS have the right to have all payments made returned to them.

C. BUYERS and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

16. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

17. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLERS and BUYERS. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, neutral or other gender according to the context.

18. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

19. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

20. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

21. ADDITIONAL PROVISIONS.

A. BUYERS' obligation to purchase the property is contingent upon the property being rezoned from AP to AE. SELLERS will cooperate with BUYERS in the rezoning of the property. All expenses of the rezoning will be paid by BUYERS.

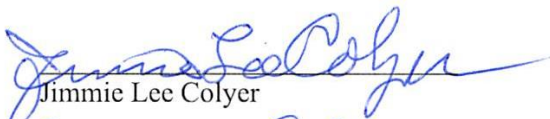
B. BUYERS acknowledge that the property they are purchasing is not a legal lot for building purposes and must be combined with their existing adjacent parcel of land, briefly described as Lot One (1) of Baker's Acres. BUYERS will undertake all necessary steps in order to apply for combination of this parcel into Lot One (1) of Baker's Acres.

C. In the event that Woodbury County requires filing of a minor subdivision plat, BUYERS will subdivide the property at their expense. SELLERS will cooperate with BUYERS in the subdividing of the property.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYERS on or before \_\_\_\_\_, this Agreement shall be null and void and all payments made shall be returned immediately to BUYERS. If accepted by SELLERS at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted \_\_\_\_\_  
SELLERS

Dated \_\_\_\_\_  
BUYERS  
Sandra K. Baker Revocable Trust

  
Jimmie Lee Colyer

By: \_\_\_\_\_

  
Renee T. Colyer

1650 Old Highway 141  
Sergeant Bluff, IA 51054  
Telephone: \_\_\_\_\_

1997 Carroll Ave.  
Sergeant Bluff, IA 51054  
Telephone: \_\_\_\_\_

21. ADDITIONAL PROVISIONS.

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Accepted \_\_\_\_\_  
SELLERS

Dated Sandra K. Baker  
BUYERS  
Sandra K. Baker Revocable Trust

\_\_\_\_\_  
Jimmie Lee Colyer

By: \_\_\_\_\_

\_\_\_\_\_  
Renee T. Colyer

1650 Old Highway 141  
Sergeant Bluff, IA 51054  
Telephone: \_\_\_\_\_

1997 Carroll Ave.  
Sergeant Bluff, IA 51054  
Telephone: \_\_\_\_\_

**LEGAL DESCRIPTION**

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.0°00'19"E. ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W. FOR 390.29 FEET; THENCE N.0°00'19"W. FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.88°42'30"E. ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.88°42'30"E.



**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): Jimmie Lee Colyer & Renee T. Colyer, 1650 Old Highway 141, Sergeant Bluff, IA 51054.

Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.

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 **September 23, 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 1.14-acre portion of the property located in the NW ¼ of the NE ¼ of Section 26, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884726200002 and is described as:

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.0°00'19"E. ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W. FOR 390.29 FEET; THENCE N.0°00'19"W. FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.88°42'30"E. ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.88°42'30"E.

# 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.

There does not appear to be any conflicts with the Woodbury County Comprehensive Plan 2040. ([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf)). 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. This rezone is not expected to change any existing land use other than transferring ownership from one party to another.

### Current Land Use

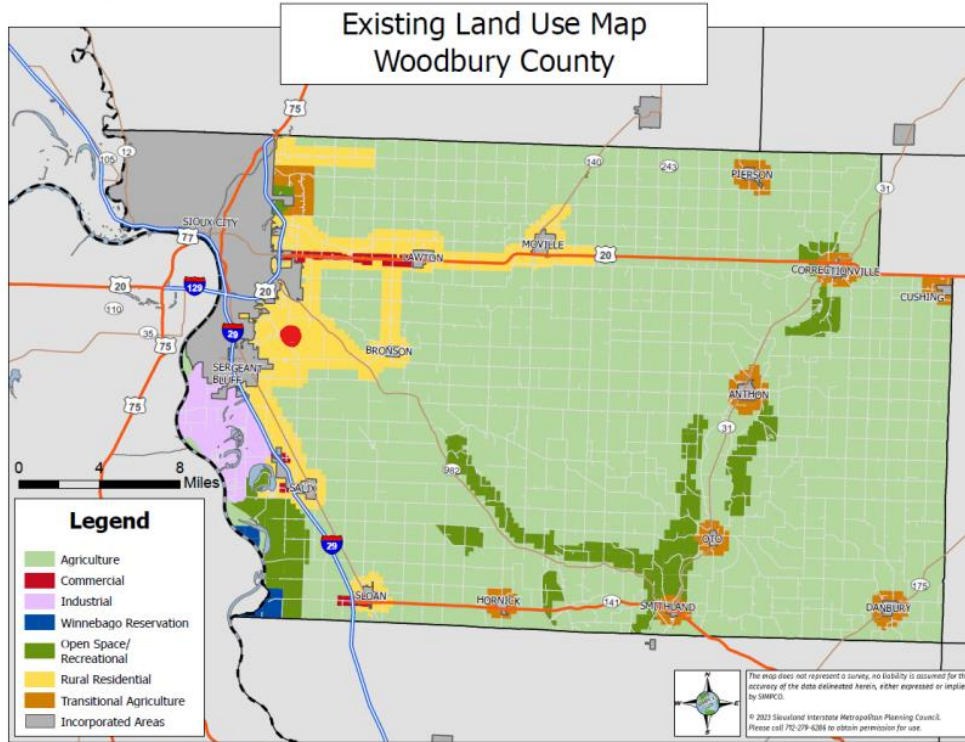
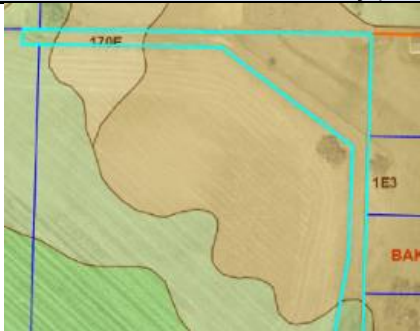


Figure 7.2. Existing Land Use Map, 2023.

## 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	884726200002		
Gross Acres	3.42		
ROW Acres	0.00		
Gross Taxable Acres	3.42		
Exempt Acres	0.00		
Net Taxable Acres	3.42	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	40.53	(138.6 CSR2 Points / 3.42 Gross Taxable Acres)	

Agland Active Contig 2017 CSR2

### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3.42	40.53	138.60	138.60
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>3.42</b>		<b>138.60</b>	<b>138.60</b>

### Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.58	51.62	51.62
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	79.00	0.46	36.34	36.34
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	0.20	11.40	11.40
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	2.18	39.24	39.24
<b>Total</b>				<b>3.42</b>	<b>138.60</b>	<b>138.60</b>

	<b>Compatibility with adjacent land uses.</b>
	<p>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 impacted by this change in zoning designation as this portion will be rezoned to the same designation in which they reside.</p>
	<b>Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.</b>
	<p>There does not appear to be any other additional compatibility issues with this location.</p>
	<b>Any other relevant factors.</b>
	<p>As noted in the summary, the applicants seek to rezone a 1.14-acre portion of this parcel, which will be split and combined with Lot 1 of the Baker Acres subdivision through the Woodbury County Assessor's combination process. A survey conducted by Al Fagan Land Surveying P.C. provides the legal description of the portion of land to be conveyed to the Sandra K. Baker Revocable Trust. This 1.14-acre triangular portion is not eligible for development as a standalone lot because it does not meet the requirements of the Zoning and Subdivision Ordinance.</p>

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

Kevin King, 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:
Sep. 12, 2024

NOTICE ID: U1DJi9EI2Lg4DH520f4c
PUBLISHER ID: COL-IA-500805
NOTICE NAME: ZC\_Nuclear\_Rezone\_9\_23\_2024
Publication Fee: \$74.81

Kevin King
(Signed)

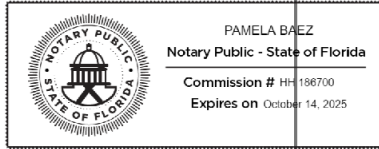
VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 09/13/2024

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.

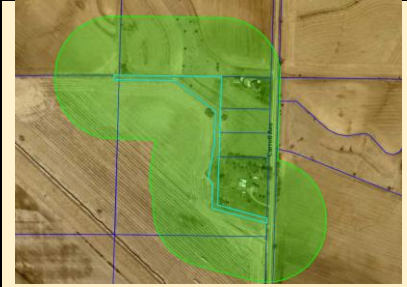


NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on September 23, 2024, at 5:00 PM or as soon thereafter as the matters may be considered.
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 9th Floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-654-1133 and enter the Conference ID 638 386 5574 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, 9th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Doreen Miesley at dmiesley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 18, 2024.
Item One (1)
Nuclear Energy Facilities Zoning Ordinance Text Amendments
The Woodbury County Zoning Commission will hold a public hearing to consider Zoning Ordinance Text Amendments for the addition of nuclear energy as land use options in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy. Possible options may include to amend the Land Use Summary Table of Allowed Uses (Section 3.3.2.4) by adding nuclear energy and/or nuclear energy facilities as permitted allowed uses or conditional uses in all or select Woodbury County zoning districts. Zoning Ordinance Text Amendments may also be discussed pertaining to the addition of non-nuclear generating to nuclear energy, nuclear energy facilities, definitions, the renumbering and reorganization of certain titles that exist under said Item Two (2)
Zoning Ordinance Map Amendment (Rezone)
Pursuant to Section 335 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/or Map for the Unincorporated Area of Woodbury County, Iowa by Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carol Avenue, Sergeant Bluff, IA 51054, & Jimmie Lee Coyle & Renee T. Coyle (Owners), 1620 Old Highway 141, Sergeant Bluff, IA 51054.
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 26, T88N R27W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as G/C Parcel #6847020002 and is described as:
PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 1, RAKERS ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA, THENCE 3,000 FEET ALONG THE WEST LINE OF SAID LOT 1 FOR 207.10 FEET TO THE S.W. CORNER OF SAID LOT 1, THENCE N55°43'07"W FOR 380.95 FEET, THENCE W10°15'50"W FOR 40.6 FEET TO THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4, THENCE N49°27'07" W 41 OWN SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.
NOTE: THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4 IS ASSUMED TO BEAR N88°32'E.
Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carol Avenue, Sergeant Bluff, IA 51054

& Jimmie Lee Colyer & Renee T. Colyer (Owners),  
1650 Old Highway 141, Sergeant Bluff, IA 51054.  
Petitioner Applicant(s): Sandra K. Baker Revocable  
Trust (Sandra K. Baker - Applicant), 1997 Carroll  
Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee  
Colyer & Renee T. Colyer (Owners), 1650 Old  
Highway 141, Sergeant Bluff, IA 51054.  
OC-IA-500805

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	9
Notification Letter Date:	September 9, 2024
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	September 23, 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
Jimmie Lee Colyer and Renee T. Colyer	1650 Old Hwy 141	Sgt. Bluff	IA	51054		No comments received.
James E. Waddell, Joseph F. Waddell, and Judith Scheer	3183 Tyler Court	Sioux Falls	SD	57103-6562		No comments received.
Bradley R. Jochum, Angela M. Jochum, Timothy Ryan McWilliams, and Stacey L. McWilliams	2498 Carroll Ave.	Salix	IA	51052		No comments received.
Trustees of the Sandra K. Baker Revocable Trust	1997 Carroll Ave.	Sgt. Bluff	IA	51054-8042		No comments received.
Alexis M. Moore and Dylan M. Moore	2616 So. Cornelia St.	Sioux City	IA	51106		No comments received.
Richard G. Speed and Cindy S. Speed	2009 Carroll Ave.	Sgt. Bluff	IA	51054-8042		No comments received.
Wendel Real Estate, LLC	26638 Wirt Plaza	Waterloo	NE	68069-5860		No comments received.
Iowa Natural Heritage Foundation	505 5th Ave., Ste. 444	Des Moines	IA	50309		No comments received.
Richardson Family Farms, LLC	421 E. Main St.	Lawton	IA	51030		No comments received.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments received.
CITY OF ANTHON:	No comments received.
FIBERCOMM:	No comments received.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments received.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments received.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments received.
LOESS HILLS PROGRAM:	No comments received.
LONGLINES:	No comments received.
LUMEN:	No comments received.
MAGELLAN PIPELINE:	No comments received.
MILLER TOWNSHIP:	No comments received.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed rezoning application for MEC electric and we have; No conflicts. – Casey Meinen, 9/4/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments received.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments received.
NORTHERN NATURAL GAS:	No comments received.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 9/10/24.
NUSTAR PIPELINE:	No comments received.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments received.
WIATEL:	No comments received.
WINNEBAGO TRIBE:	Thank you for your Section 106 correspondence regarding this project. While it has been determined that this project will not impact any identified sites, it is situated on or near land historically inhabited or traversed by our ancestors. Should any findings arise, please reach out to THPO Sunshine Thomas-Bear at (402) 257-

	5587 or via e-mail at <a href="mailto:sunshine.bear@winnebago-tribe.com">sunshine.bear@winnebago-tribe.com</a> . Should you have any inquiries, do not hesitate to contact our office. – Gayla Whitewater, 9/3/24.
WOODBURY COUNTY ASSESSOR:	No comments received.
WOODBURY COUNTY CONSERVATION:	No issues here. – Daniel Heissel, 9/3/24.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments received.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments received.
WOODBURY COUNTY ENGINEER:	I have no concerns with the proposed zoning change. It would appear to be consistent with the adjacent land zoning and use. – Mark Nahra, 9/11/24.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 9/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments received.
WOODBURY COUNTY SHERIFF:	No comments received.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposed rezoning request. 9/5/24.
WOODBURY COUNTY TREASURER:	No comments received.



## Woodbury County, IA / Sioux City

### Summary

Parcel ID 884726200002  
 Alternate ID 826876  
 Property Address N/A  
 Sec/Twp/Rng 26-88-47  
 Brief AN IRREG TCT BEG @ NW CORNER NWNE THEC E865.52' THEC S1088.06' THEC SELY469.25' THEC S40' THEC NE NE510.31' THEC N201.50' THEC NW69.64' THEC NELY279.94' THEC N289.21' THEC NW431.87' THEC W469.68' THEC N40' TO PT OF BEG: NENE & N40' E45' NENW 3.450 ACRES  
 Tax Description (Note: Not to be used on legal documents)  
 Deed Book/Page [702-854\(2/16/2009\)](#)  
 Gross Acres 3.42  
 Net Acres 3.42  
 Adjusted CSR Pts 138.6  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0039 WOODBURY/SB/L  
 School District SGT BLUFF LUTON  
 Neighborhood N/A

### Owner

Deed Holder  
[COLYER JIMMIE LEE & RENEE T COLYER](#)  
[1650 OLD HIGHWAY 141](#)  
 SERGEANT BLUFF IA 51054  
 Contract Holder  
 Mailing Address  
 COLYER JIMMIE LEE & RENEE T COLYER  
 1650 OLD HIGHWAY 141  
 SERGEANT BLUFF IA 51054

### Land

Lot Area 3.42 Acres; 148,975 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/16/2009	COLYER MINNIE LORENA,% MINNIE LORENA COLYER ESTATE	COLYER JIMMIE LEE & RENEE T	702/854	Fulfillment of prior year contract	Deed		\$0.00
1/16/2009	COLYER EDWARD F SR & MINNIE L	COLYER JIMMIE LEE & RENEE T	701/6449	No consideration	Deed		\$0.00
6/24/2004	COLYER EDWARD F SR & MINNIE L	COLYER JIMMIE LEE & RENEE T	648/1147	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$200,000.00

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	\$4,510	\$4,510	\$3,500	\$3,500	\$3,310
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$4,510	\$4,510	\$3,500	\$3,500	\$3,310
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$4,510	\$4,510	\$3,500	\$3,500	\$3,310

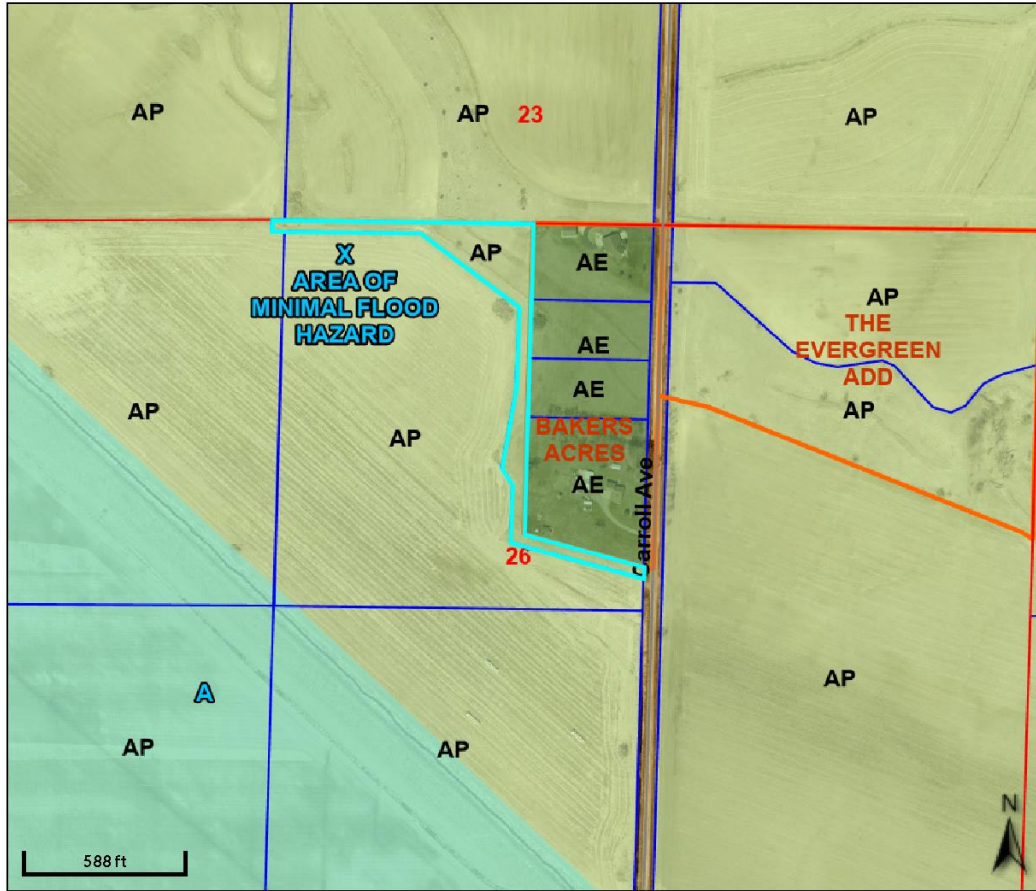
### Sioux City Special Assessments and Fees

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

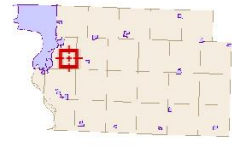
### Woodbury County Tax Credit Applications

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.



Overview



Legend

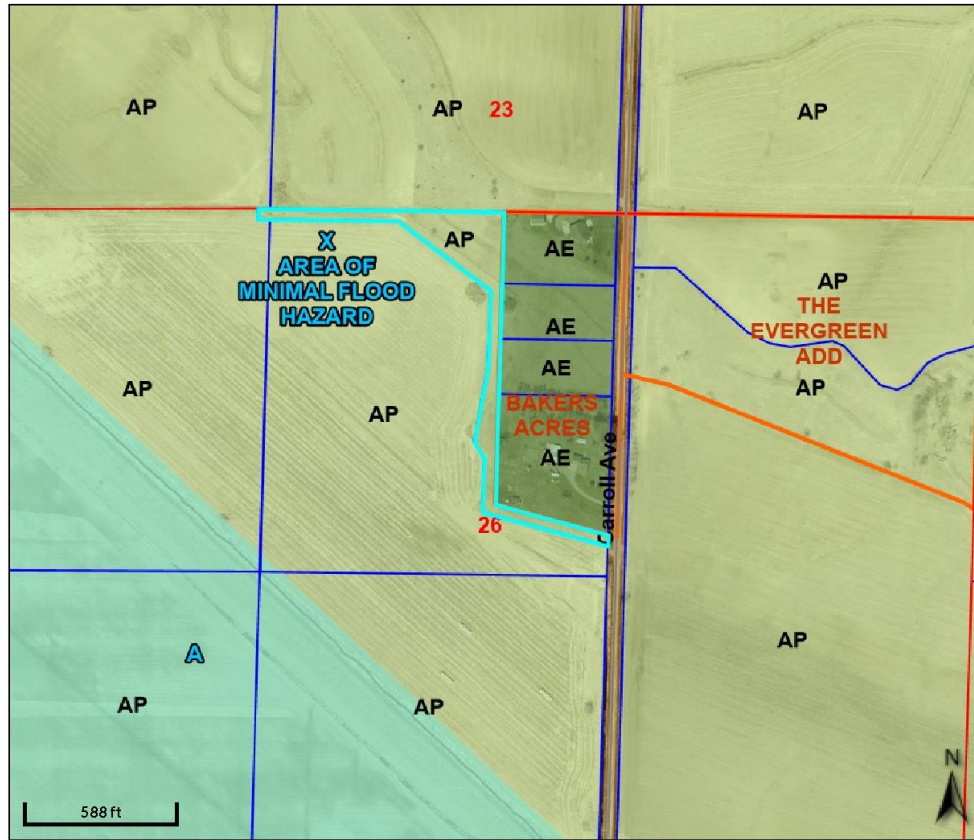
- Roads
-  Corp Boundaries
-  Townships
-  Subdivisions
-  Parcels
- County Zoning**
-  AE
-  AP
-  GC
-  GC-PD
-  GI
-  LI
-  LI-PD
-  SR
-  WR

<b>Parcel ID</b>	884726200002	<b>Alternate ID</b>	826876	<b>Owner Address</b>	COLYER JIMMIE LEE & RENEE T COLYER
<b>Sec/Twp/Rng</b>	26-88-47	<b>Class</b>	A		1650 OLD HIGHWAY 141
<b>Property Address</b>		<b>Acreage</b>	3.42		SERGEANT BLUFF, IA 51054
<b>District</b>	0039				
<b>Brief Tax Description</b>	AN IRREG TCT BEG @ NW CORNER NWNE THEC E865 .52' THEC S1088.06' THEC SELY469.25' THEC S40' THEC NE NE510.31' THEC N201.50' THEC NW69.64' THEC NELY279.94' THEC N289.21' THEC NW431.87' THEC W469.68' THEC N40' TO PT OF BEG: NENE & N40' E45' NENW 3.450 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

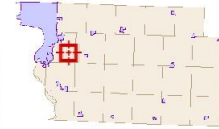
Date created: 8/30/2024  
 Last Data Uploaded: 8/30/2024 3:35:16 PM

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 GEOSPATIAL

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



**Overview**



**Legend**

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

Parcel ID	884726200002	Alternate ID	826876	Owner Address	COLYER JIMMIE LEE & RENEET COLYER
Sec/Twp/Rng	26-88-47	Class	A		1650 OLD HIGHWAY 141
Property Address		Acreage	3.42		SERGEANT BLUFF, IA 51054
District	0039				
Brief Tax Description	AN IRREG TCT BEG @ NW CORNER NWNE THEC E865.52' THEC S1088.06' THEC SELY469.25' THEC S40' THEC NE NE510.31' THEC N201.50' THEC NW69.64' THEC NELY279.94' THEC N289.21' THEC NW431.87' THEC W469.68' THEC N40' TO PT OF BEG: NENE & N40' E45' NENW 3.450 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

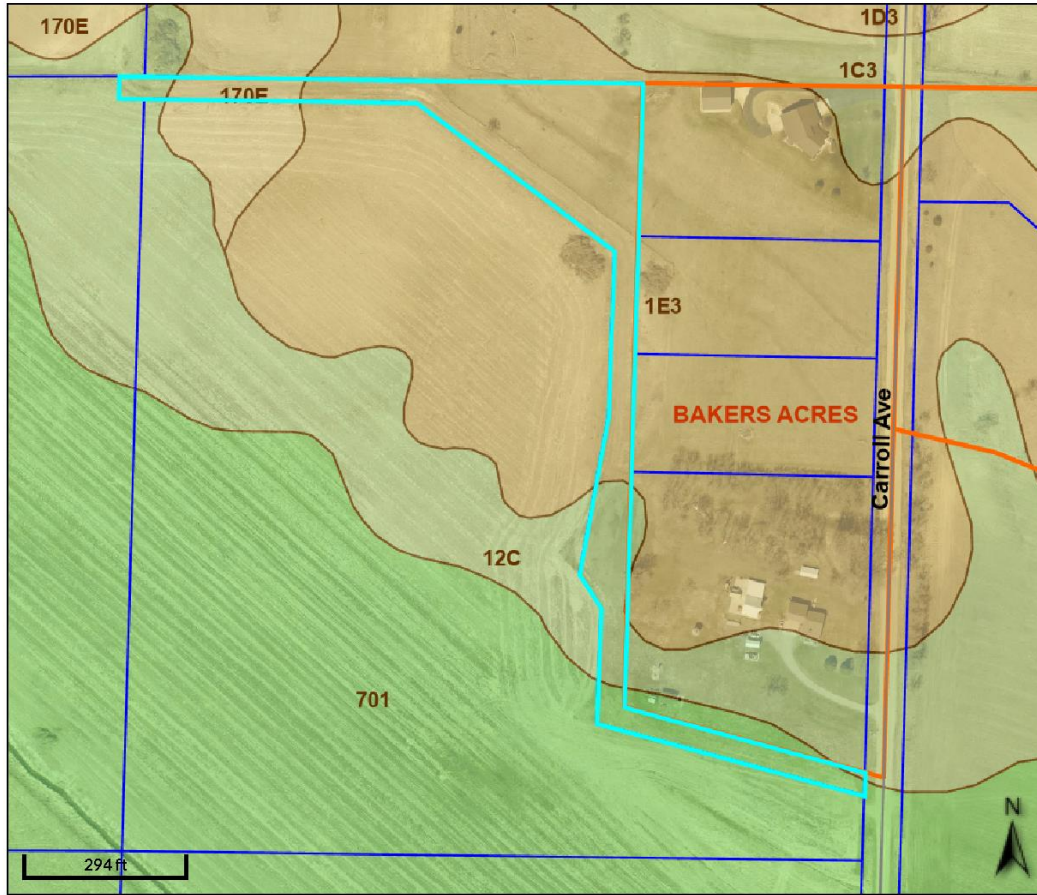
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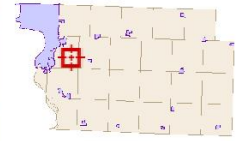
**BASE FLOOD ELEVATION DATA**

Not in floodplain. No data to report.

**Beacon**™ 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
- Subdivisions
- Parcels

<b>Parcel ID</b>	884726200002	<b>Alternate ID</b>	826876	<b>Owner Address</b>	COLYER JIMMIE LEE & RENEE T COLYER
<b>Sec/Twp/Rng</b>	26-88-47	<b>Class</b>	A		1650 OLD HIGHWAY 141
<b>Property Address</b>		<b>Acres</b>	3.42		SERGEANT BLUFF, IA 51054
<b>District</b>	0039				
<b>Brief Tax Description</b>	AN IRREG TCT BEG @ NW CORNER NWNE THEC E865.52' THEC S1088.06' THEC SELY469.25' THEC S40' THEC NE NE510.31' THEC N201.50' THEC NW69.64' THEC NELY279.94' THEC N289.21' THEC NW431.87' THEC W469.68' THEC N40' TO PT OF BEG: NENE & N40' E45' NENW 3.450 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/30/2024  
 Last Data Uploaded: 8/30/2024 3:35:16 PM

Developed by Schneider  
 GEOSPATIAL

# SOIL REPORT(S)

## Woodbury County, IA / Sioux City

### Summary

Parcel ID	884726200002		
Gross Acres	3.42		
ROW Acres	0.00		
Gross Taxable Acres	3.42		
Exempt Acres	0.00		
Net Taxable Acres	3.42	<i>(Gross Taxable Acres - Exempt Land)</i>	
Average Unadjusted CSR2	40.53	<i>(138.6 CSR2 Points / 3.42 Gross Taxable Acres)</i>	

Agland Active Config      2017 CSR2

### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3.42	40.53	138.60	138.60
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>3.42</b>		<b>138.60</b>	<b>138.60</b>

### Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.58	51.62	51.62
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	79.00	0.46	36.34	36.34
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	0.20	11.40	11.40
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	2.18	39.24	39.24
<b>Total</b>				<b>3.42</b>	<b>138.60</b>	<b>138.60</b>

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Contact Us



## ELEVATION MAP



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

Date: 10/10/2024 Weekly Agenda Date: 10/15/2024

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

**WORDING FOR AGENDA ITEM:**

Consider approval of resolution to set load limits on county bridges.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

County bridges are inspected every two years at a minimum, more frequently if needed. Structural calculations have determined that the listed bridges can not carry legal truck loads.

**BACKGROUND:**

Annual bridge inspections have been completed for 2024. Several bridges were found to have deteriorated during the current inspection interval. Structural calculations performed on these bridges determined that these bridges can no longer carry legal semi and truck loads. They must be posted for reduced load ratings. One bridge must be closed due to damaged structural members.

**FINANCIAL IMPACT:**

Financial impact is limited to the cost of installing four signs to notify trucks of the weight limits. This costs the county approximately \$800 for all signs. Most of these bridges were already posted and will only require a signing update.

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

Yes  No

**RECOMMENDATION:**

I recommend that the Board approve the resolution to establish bridge weight limits on the listed county bridges.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the resolution establishing weight limits on the listed county bridges.

**WOODBURY COUNTY  
BRIDGE EMBARGO RESOLUTION**

**RESOLUTION NO.** \_\_\_\_\_

**WHEREAS:** The Board of Supervisors is empowered under authority of Sections 321.236 Sub. (8), 321.471 to 321.473 to prohibit the operation of vehicles or impose limitations as to the weight thereof on designated highways or highway structures under their jurisdiction, and

**WHEREAS:** the Woodbury County Engineer has caused to be completed the Structure Inventory and Appraisal of certain bridges according to accepted Bridge Inspection Standards and has determined that the bridges below, require revision to their current load ratings,

**NOW, THEREFORE, BE IT RESOLVED** by the Woodbury County Board of Supervisors that the following vehicle and load limit be established and that signs be placed advising of the permissible maximum weights thereof on the bridge listed herein.

<u>Bridge No.</u>	<u>FHWA No.</u>	<u>Section Township Range</u>	<u>Posted Limit</u>
A-208	354681	06-88-43	15, 24, 25 Tons
G-043	353950	17-88-43	3 Tons, One Lane
N-209	351721	36-88-43	18, 28, 28 Tons
T-053	351140	14-87-46	3 Tons
V-117	350840	07-86-45	15, 25, 25 Tons
X-116	<20 feet	31-86-42	6 Tons

**Passed and approved this 15<sup>th</sup> day of October 2024.**

**Recommended:**

\_\_\_\_\_  
Matthew Ung, Chairperson  
Woodbury County Board of Supervisors

\_\_\_\_\_  
Mark J. Nahra, P.E.  
Woodbury County Engineer

**Attest:**

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

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

Date: 10/10/2024 Weekly Agenda Date: 10/15/2024

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

**WORDING FOR AGENDA ITEM:**

Receive Quotes for PCC Pavement Patching 2024

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Plans for PCC pavement patching has been prepared for various roads that have suffered blowups or overload damage this year.

**BACKGROUND:**

Annually we let a contract to repair pavements damaged by blowups or overloads.

**FINANCIAL IMPACT:**

The project is paid for with local Woodbury County secondary road funds.

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

Yes  No

**RECOMMENDATION:**

- 1) I recommend that the Board receive quotes for PCC Patching and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the quotes.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1) Motion to receive quotes for PCC Patching and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.



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

Date: 10/10/2024 Weekly Agenda Date: 10/15/2024

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

**WORDING FOR AGENDA ITEM:**

Consider award of bid for project number L-B(K19)--73-97 and approve resolution to direct county engineer to sign the contract and bond

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The county received bids for a bridge replacement project located on Michigan Ave. between County Road D22 and HWY 31.

**BACKGROUND:**

Woodbury County prepared plans for the replacement of the bridge on Michigan Ave. with a Prefabricated Steel Bridge. Bids were received and a recommendation is made for award.

**FINANCIAL IMPACT:**

The bridge replacement is paid for with local secondary road funds.

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

Yes  No

**RECOMMENDATION:**

Recommend that the board award the bid for project L-B(K19)--73-97 to the low bidder.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to the board to award the bid for project L-B(K19)--73-97 to the low bidder.

TABULATION OF BIDS

PROJECT NO. L-B(K19)--73-97  
 LETTING: TUESDAY, OCTOBER 8, 2024  
 Bridge Replacement  
 IN SECTION 10 T88N, R34W

NOTE: IN CASE OF MATHEMATICAL ERROR, UNIT PRICE SHALL GOVERN

ITEM NO	ITEM	QUANTITIES	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
1	Clearing and Grubbing	0.09 Acre	\$ 16,000.00	\$ 1,440.00	\$ 55,000.00	\$ 4,950.00	\$ 52,777.78	\$ 4,750.00	
2	Excavation class 10, Roadway and Borrow	863 CY	\$ 22.00	\$ 18,986.00	\$ 10.00	\$ 8,630.00	\$ 17.00	\$ 14,671.00	
3	Excavation Class 13, Waste	88 CY	\$ 22.00	\$ 1,936.00	\$ 8.00	\$ 704.00	\$ 10.00	\$ 880.00	
4	Excavation Class 10 Channel	803 CY	\$ 8.00	\$ 6,424.00	\$ 10.00	\$ 8,030.00	\$ 10.00	\$ 8,030.00	
5	Granular Surface on Road Crushed Concrete	85 TON	\$ 75.00	\$ 6,375.00	\$ 7.00	\$ 595.00	\$ 25.00	\$ 2,125.00	
6	Removal of Existing Bridge	1 LS	\$ 31,250.00	\$ 31,250.00	\$ 35,000.00	\$ 35,000.00	\$ 25,000.00	\$ 25,000.00	
7	Granular Backfill, (Place Only)	257 CY	\$ 24.00	\$ 6,168.00	\$ 16.50	\$ 4,240.50	\$ 17.00	\$ 4,369.00	
8	Excavation, Class 20	975 CY	\$ 23.00	\$ 22,425.00	\$ 30.00	\$ 29,250.00	\$ 20.00	\$ 19,500.00	
9	Piles, Steel, HP 8x36	360 LF	\$ 50.00	\$ 18,000.00	\$ 48.00	\$ 17,280.00	\$ 43.00	\$ 15,480.00	
10	Piles, Steel, HP 10x57	810 LF	\$ 51.00	\$ 41,310.00	\$ 72.00	\$ 58,320.00	\$ 57.00	\$ 46,170.00	
11	Piling, Steel Sheet	2875 SF	\$ 20.50	\$ 58,937.50	\$ 14.00	\$ 40,250.00	\$ 14.00	\$ 40,250.00	
12	Revetment Class E	434 TON	\$ 79.00	\$ 34,286.00	\$ 60.00	\$ 26,040.00	\$ 59.60	\$ 25,866.40	
13	Safety Closure	2 EACH	\$ 275.00	\$ 550.00	\$ 200.00	\$ 400.00	\$ 500.00	\$ 1,000.00	
14	Traffic Control	1 LS	\$ 4,400.00	\$ 4,400.00	\$ 4,500.00	\$ 4,500.00	\$ 7,000.00	\$ 7,000.00	
15	Mobilization	1 LS	\$ 65,000.00	\$ 65,000.00	\$ 35,000.00	\$ 35,000.00	\$ 70,000.00	\$ 70,000.00	
16	Install 60' True North Steel Bridge	1 LS	\$ 100,000.00	\$ 100,000.00	\$ 102,000.00	\$ 102,000.00	\$ 70,000.00	\$ 70,000.00	
				<b>TOTAL</b>	<b>\$ 417,487.50</b>	<b>TOTAL</b>	<b>\$ 375,189.50</b>	<b>TOTAL</b>	<b>\$ 355,091.40</b>