



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(DECEMBER 10) (WEEK 50 OF 2024)

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

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

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

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

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

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

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

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held December 10, 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**

**4:00 p.m.** Closed Session General Relief Appeal Hearing for J.H. {Iowa Code Section 21.5 (1) (a)}  
**First Floor Boardroom**

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

1. Approval of the agenda Action

### **Consent Agenda**

**Items 2 through 7 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 December 3, 2024 meeting
3. Approval of claims
4. County Auditor – Patrick Gill  
Approval of Liquor License Application for Lofted View Events, Bronson
5. County Treasurer – Tina Bertrand  
Approve property tax refund request for parcel #894710454040 in the amount of \$296.50

6. Board Administration – Karen James
  - a. Approval of resolution thanking and commending Faye Hill for her years of service with Woodbury County
  - b. Approval of resolution thanking and commending Mark Nahra for his years of service with Woodbury County
  - c. Approval of resolution to appoint Jean Logan as Representative of the Northwest Iowa Regional Housing Authority
  - d. Approval to appoint Treyla Lee to the Judicial Magistrate Nomination Commission
  - e. Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension
  
7. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Approval of retiree request to remain on the Wellmark PPO & county dental family plans
  - c. Approval of retiree request to remain on county dental plan
  - d. Approval of the casualty policy with Princeton Excess and Surplus Lines Insurance Company
  - e. Approval to create a Human Resources' part-time secretary position

**End Consent Agenda**

8. Veenstra & Kimm Inc. – Patrick Mouw  
Public hearing and approval of engineer's report for creation of Salix Drainage District Action
  
9. Planning/Zoning – Daniel Priestley
  - a. Approval to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa Action
  - b. Approval to accept and approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa with the condition that an access easement be executed as presented Action
  - c. Approval to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa Action
  - d. Approval to accept and approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa Action
  
10. Reports on Committee Meetings Information
  
11. Citizen Concerns Information
  
12. Board Concerns Information

**ADJOURNMENT**

*Subject to Additions/Deletions*



## CALENDAR OF EVENTS

- WED., DEC 11**    **7:30 a.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.
- THU., DEC 12**    **4:00 p.m.**    Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- 5:30 p.m.**    SIMPCO Board of Directors & Holiday Gathering, Sioux City Country Club
- WED., DEC 18**    **12:00 p.m.**    Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., DEC 19**    **4:30 p.m.**    Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., DEC 20**    **12:00 p.m.**    Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- FRI., JAN 3**      **9:00 a.m.**    Hungry Canyons Alliance - TBD
- MON., JAN 6**    **6:00 p.m.**    Board of Adjustment meeting, Courthouse Basement Boardroom
- WED., JAN 8**    **6:30 p.m.**    911 Service Board Meeting, Public Safety Center, Climbing Hill        \
- 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., JAN 9**    **12:00 p.m.**    SIMPCO Board of Directors, 6401 Gordon Drive.
- 4:00 p.m.**    Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

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

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

**DECEMBER 3, 2024, FORTY-NINETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, December 3, 2024, at 3:45 p.m. Board members present were Ung, Radig, Nelson, Taylor, and Bittinger II. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, and Michelle Skaff, Deputy Auditor/Clerk to the Board.

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

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

Radig joined the meeting at 4:30pm.

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

1. Motion by Radig second by Ung to approve the agenda for December 3, 2024. Carried 4-1, Taylor opposed. Copy filed.

Taylor expressed concerns regarding the omission of an agenda request regarding LEC expenses and revenue.

Doyle Turner, Merville, expressed concerns regarding the transparency of LEC Authority information and the 28E agreement that established the Law Enforcement Authority.

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

2. To approve minutes of the November 26, 2024, meeting. Copy filed.
3. To approve the claims totaling \$164,835.95. Copy filed.
4. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894704127021, 5201 Hamilton Blvd.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,808  
NOTICE OF PROPERTY SALE**

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

**Lot Sixty (60) Buckwalter Manor Second Addition to Sioux City, Woodbury County, Iowa  
(5201 Hamilton Blvd.)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on  
The **17<sup>th</sup> Day of December, 2024 at 4:35 o'clock p.m.** in the basement of the  
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a  
public auction to be held on the **17<sup>th</sup> Day of December, 2024**, immediately  
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest  
bidder at or above a **total minimum bid of \$234.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"  
and except for this subparagraph 4 be published as notice of the

aforesaid proposal, hearing and sale.

Dated this 3<sup>rd</sup> Day of December, 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 5a. To approve the separation of Kelsey Hinrickson, Clerk II, County Treasurer Dept., effective 11-22-2024. Resignation.; the separation of Faye Hill, Clerk II, Secondary Roads Dept., effective 12-31-2024. Retired.; and the separation of Isaac Martindale, District Foreman, Secondary Roads Dept., effective 01-10-2025. Resignation. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk II, Secondary Roads Dept. AFSCME Courthouse: \$19.24/hour. Copy filed.
- 5c. To approve the request of Faye Hill to remain on the County Dental Insurance with spouse. Copy filed.
- 5d. To approve the renew of 2025 Wellmark self-funded renewal rates. Copy filed.
- 5e. To approve the overlap of staff in Secondary Roads. Copy filed.

Carried 5-0.

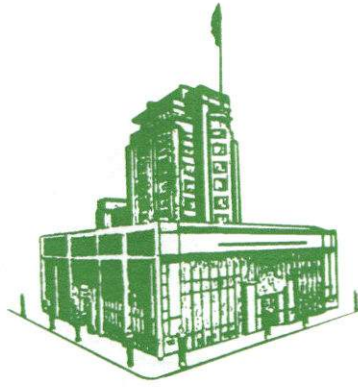
- 6. Reports on committee meetings were heard.
- 7. There were no citizen concerns.
- 8. Board Concerns were heard.

The Board adjourned the regular meeting until December 10, 2024.

Meeting sign in sheet. Copy filed.

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

PATRICK F. GILL  
Auditor/Recorder



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

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

To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: December 2, 2024

Subject: Liquor License Application for the Lofted View Events, Bronson, Iowa.

Please approve and receive for signature, an applicaton for a 12-month, Class C Retail Alcohol License, with Outdoor Service for the Lofted View Events, Bronson, Iowa. The license would be effective 12/05/24 through 12/4/25.

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

Date: 12/02/2024 Weekly Agenda Date: 12/10/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** County Auditor - Pat Gill

**WORDING FOR AGENDA ITEM:**

Consideration and approval for liquor license for Lofted View Events, Bronson, Iowa

**ACTION REQUIRED:**

- Approve Ordinance       Approve Resolution       Approve Motion   
Public Hearing       Other: Informational       Attachments

**EXECUTIVE SUMMARY:**

n/a

**BACKGROUND:**

n/a

**FINANCIAL IMPACT:**

Unknown at this time

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

Yes       No

**RECOMMENDATION:**

Approve Motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve an application for a 12-month Class C Retail Alcohol License, with Outdoor Service Sales privileges, for Lofted View Events, effective 12/05/24 through 12/04/25.



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY  
Lofted View Events, L.L.C

NAME OF BUSINESS(DBA)  
Lofted View Events

BUSINESS  
(712) 948-3250

ADDRESS OF PREMISES  
2086 210th St.

PREMISES SUITE/APT NUMBER

CITY  
Bronson

COUNTY  
Woodbury

ZIP  
51007

MAILING ADDRESS  
524 Monterey Trail

CITY  
Dakota Dunes

STATE  
South Dakota

ZIP  
57049

## Contact Person

NAME  
Heather Hennings

PHONE  
(712) 870-1740

EMAIL  
loftedviewevents@gmail.com

## License Information

LICENSE NUMBER  
LC0044968

LICENSE/PERMIT TYPE  
Class C Retail Alcohol License

TERM  
12 Month

STATUS  
Submitted  
to Local  
Authority

EFFECTIVE DATE  
Dec 5, 2024

EXPIRATION DATE  
Dec 4, 2025

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



PRIVILEGES

Outdoor Service

**Status of Business**

BUSINESS TYPE

Limited Liability Company

**Ownership**

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Heather Hennings	Lawton	Iowa	51030	Owner	100.00	Yes
Eric Hennings	Lawton	Iowa	51030	Owner	0.00	Yes

**Insurance Company Information**

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

Founders Insurance Company

Dec 5, 2024

Dec 5, 2025

DRAM CANCEL DATE

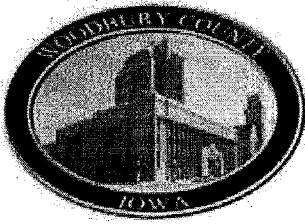
OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



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

December 5, 2024

RE: Refund Request

Dear Board of Supervisors,

The following has requested a refund of overpayment on the following parcel:

Craig & Louis Deitloff      8947 10 454 040      2522 Apache Ct      \$296.50

Please approve the above refund. The property was sold on 11-6-24 and the payment was made after the sale on 11-15-24.

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



WOODBURY COUNTY, IOWA

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

A RESOLUTION THANKING AND COMMENDING

*Faye Hill*

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Faye Hill has capably served Woodbury County as an employee of the Secondary Roads Department for 27 years from September 29, 1997 to December 31, 2024.

WHEREAS, the service given by Faye Hill 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 Faye Hill 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, Faye Hill

BE IT SO RESOLVED this 10th day of December 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Matthew A. Ung, Chairman

\_\_\_\_\_  
Jeremy J. Taylor, Member

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

\_\_\_\_\_  
Keith W. Radig, Member

\_\_\_\_\_  
Mark E. Nelson, Member

Attest:

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

WOODBURY COUNTY, IOWA

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

A RESOLUTION THANKING AND COMMENDING

*Mark Nahra*

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Mark Nahra has capably served Woodbury County as an employee of the Secondary Roads Department for 15 years from January 1, 2009 to February 14, 2025.

WHEREAS, the service given by Mark Nahra 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 Mark Nahra 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, Mark Nahra.

BE IT SO RESOLVED this 10th day of December 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Matthew A. Ung, Chairman

\_\_\_\_\_  
Jeremy J. Taylor, Member

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

\_\_\_\_\_  
Keith W. Radig, Member

\_\_\_\_\_  
Mark E. Nelson, Member

Attest:

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

# Northwest Iowa Regional Housing Authority

2016 Highway Blvd. ^ P.O. Box 446 ^ Spencer, IA 51301  
Phone 712-262-7460 ^ Fax 712-262-8299 ^ Email [verify@nwirha.org](mailto:verify@nwirha.org)



November 14, 2024

Woodbury County  
620 Douglas St RM 103  
Sioux City, IA 51103

Dear Chairperson:

The term of Patrick Gill has ended due to resignation. That leaves the County without a representative on the NWIRHA board. Your county along with other counties and municipalities in Northwest Iowa formed Northwest Iowa Regional Housing Authority (NWIRHA).

Its mission is to enable very low-income families to obtain decent, safe, sanitary and affordable housing. This is accomplished through the U.S. Department of Housing and Urban Development under the Section 8 Voucher Program. The program helps qualified families pay rent. Eligible families select their own rental units and pay rent based on the income of the family. The Housing Authority pays an amount determined by the payment standard for the family. NWIRHA also has a home ownership program that allows qualified very low-income families to purchase a home.

We encourage you to appoint a representative to our Board and let your county's voice be heard. For your convenience, I have enclosed a resolution to appoint a representative along with the Oath of Office for the position. NWIRHA does pay mileage at the standard IRS rate, which currently is \$0.67 or your representative may attend via Zoom. Meetings are held at 1:00 on the third Wednesday of each month and usually last for approximately one hour.

We look forward to hearing from you and your representative. If you have any questions, please contact me or simply return the enclosed forms after execution.

Sincerely,

A handwritten signature in cursive script that reads "Angela Prange".

Angela Prange  
NWIRHA

Enclosures

RECEIVED  
NOV 19 2024  
WOODBURY COUNTY  
BOARD OF SUPERVISORS

**CERTIFICATE OF APPOINTMENT OF REPRESENTATIVE  
OF THE HOUSING AUTHORITY OF  
WOODBURY COUNTY, IOWA**

**WHEREAS**, the Board of Supervisors of Woodbury County, Iowa, held a duly authorized regular meeting on the 10<sup>th</sup> day of December, 2024; and

**WHEREAS**, at said meeting at said meeting it was duly noted that a noted that a resolution “Declaring the Need for a Housing Authority in Woodbury County, Iowa” had been previously passed and adopted;

**AND WHEREAS**, a resolution has been passed and adopted entitled “Resolution Approving and Authorizing the Execution of a Certain Joint Exercise of Powers Agreement for the purpose of Creating a Multi-County Housing Authority”.

**NOW, THEREFORE**, Pursuant to the provision of Chapter 28E, Code of Iowa, and by virtue of our office as Board of Supervisors, we hereby appoint the one (1) person hereinafter named to serve as Representative of the Northwest Iowa Regional Housing Authority, representing Woodbury County, Iowa, and to serve for the number of years appearing after the person’s name, respectively, from the 10<sup>th</sup> day of December, 2024 to the 10<sup>th</sup> day of December, 2027.

Name of Representative: Jean Logan Number of years: 3

**IN WITNESS WHEREOF**, I have hereunto signed my name, as Chairperson of the Board of Supervisors of Woodbury County, Iowa, and caused the official corporate seal of said Woodbury County, Iowa to be attached hereto this 10<sup>th</sup> day of December, 2024.

ATTEST:

\_\_\_\_\_  
Chairman of the Board  
Board of Supervisors  
Woodbury County, Iowa

\_\_\_\_\_  
County Auditor

**OATH OF MEMBER OF  
NORTHWEST IOWA REGIONAL HOUSING AUTHORITY**

STATE OF IOWA )  
 )  
COUNTY OF Woodbury )

I do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of this State, and that I will faithfully discharge the duties as a member of the Governing Board for the Northwest Iowa Regional Housing Authority according to the best of my ability. I am not an elected County official.

\_\_\_\_\_  
Signature of Appointee  
Number of years appointed: \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for the County of \_\_\_\_\_, State of Iowa, hereby certify that \_\_\_\_\_, to me personally know and by me known to be one of the members of the Northwest Iowa Regional Housing Authority appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, and made the above oath.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My commission expires \_\_\_\_\_

# Northwest Iowa Regional Housing Authority

## Board Contact Information

*Please update the contact information we have for you:*

Representing: Woodbury Expiration Date: \_\_\_\_\_

Name: Jean Logan

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Work Telephone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### BOARD PACKETS:

- Yes, I would like my board packet emailed to me along with other notices.
- No, I prefer to have my board packet mailed to me along with other notices.
- 

### COMMITTEES:

I would be interest in serving on the following committee:

- Property Committee
- Personnel Committee
- Finance Committee
- Client Grievance Committee



## Karen James

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**From:** Treyla Lee <tmychele3@gmail.com>  
**Sent:** Thursday, November 28, 2024 2:31 PM  
**To:** Karen James  
**Cc:** Treyla Lee  
**Subject:** Letter of interest

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

**November 29, 2024**

Dear Members of the County Supervisors and Judicial Committee,

I am writing to express my interest in serving on the Judiciary Committee to complete the term of Flora M. Lee. I believe I can provide valuable contributions to the committee's efforts which my mother Flora M. Lee offered.

I also have significant experience in ensuring policy compliance and maintaining student handbooks, which reflects my commitment to fairness and due process. My ability to assess and address challenges objectively while balancing integrity with student success positions me as a capable and impartial candidate to fulfill this role effectively.

I would welcome the opportunity to bring my dedication to the Judiciary Committee and to serve the community with fairness, diligence, and respect for its guiding principles.

Thank you for considering my application. I look forward to the possibility of contributing to the important work of the committee. Please do not hesitate to contact me at 712.204.1542 or tmychele3@gmail.com should you require additional information.

Sincerely,  
**Treyla M Lee**

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

Date: 12/4/2024 Weekly Agenda Date: 12/10/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Karen James, Administrative Assistant

**WORDING FOR AGENDA ITEM:**

Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Annually, the Board of Supervisors requires those receiving tax suspensions to re-certify their income. Those petitioners who fail to re-certify their income by the deadline or if their income does not qualify for continued tax suspension, will be turned over to the Board of Supervisors for action on lifting the tax suspension.

**BACKGROUND:**

**FINANCIAL IMPACT:**

None

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

Yes  No

**RECOMMENDATION:**

To lift the tax suspension of the petitioners that are listed on the attachment.

**ACTION REQUIRED / PROPOSED MOTION:**

Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension.

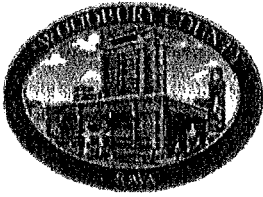




Garrett, Willie	Sheriff's Office	01-29-2025	% Deputy Captain			S	Retired
Nahra, Mark	Secondary Roads	02-14-2025	County Engineer			S	Retired

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

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



## Woodbury County Secondary Roads Department

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

November 20, 2024

Mr. Matthew Ung  
Chairman, Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, IA 51101

Dear Chairman Ung,

This letter is my notice that I am retiring as Woodbury County Engineer effective February 14, 2025. Beginning December 31, 2024, it is my intention that I will begin using up my vacation leave, which should run out near the February 14<sup>th</sup> date. I would request that any extra vacation leave be cashed out after that date.

I want to express my appreciation to the Board of Supervisors for allowing me to serve as County Engineer since 2009. It has been my honor to serve this county. I will miss the secondary road staff and other county department heads with whom I have worked. I have appreciated their support and efforts in completing the many years of work and dozens of projects over my years of employment.

Sincerely,

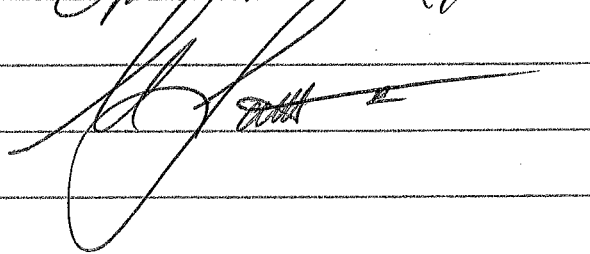
A handwritten signature in cursive script that reads "Mark J. Nahra".

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

Cc: Melissa Thomas  
Laura Sievers

To Woodbury Board of Supervisors -

My last working day for the  
Woodbury County Sheriff's Office will be  
January 29, 2025. I would like to  
retain my family PPO will work  
I insurance and family dental. The  
start day would be Feb 1, 2025.

Cpt. Willie Garrett  


## **Melissa Thomas**

---

**From:** Pat Gill  
**Sent:** Tuesday, December 3, 2024 10:42 AM  
**To:** Melissa Thomas  
**Subject:** Dental Coverage

Melissa,  
Please consider this a formal request to remain on the county's dental plan. Please let me know what I need to do.

Thanks,  
Pat

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

Date: 12/05/2024 Weekly Agenda Date: 12/10/2024

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

**WORDING FOR AGENDA ITEM:**

Approval of the casualty policy with Princeton Excess and Surplus Lines Insurance Company

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The paperwork for the renewal of Woodbury County's casualty insurance is being submitted. It lays out the limits and premiums for the 2025 calendar year.

**BACKGROUND:**

Renewal of Woodbury County's liability insurance is an annual event (January 1).

**FINANCIAL IMPACT:**

The Princeton Excess annual premium for 2025 is \$356,365.61. This is an increase of \$40,002.86 from 2024. Cost specifics and historical information is attached.

**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:**

Please accept the renewal paperwork and provide necessary signature.

**ACTION REQUIRED / PROPOSED MOTION:**

Accept and sign the 2025 casualty renewal.

## Program Details

**Coverage:** Package - General Liability  
**Carrier:** Princeton Excess & Surplus Lines Ins Co.  
**Policy Period:** 1/1/2025 to 1/1/2026

**Form Type:**

COVERAGE	FORM TYPE	RETROACTIVE DATE	PENDING & PRIOR DATE
General Liability	Occurrence	N/A	Not Applicable

**Coverage:**

DESCRIPTION	AMOUNT
<b>General Liability:</b>	
Any One Occurrence	\$10,000,000
Annual Aggregate	\$10,000,000
<b>Sexual Abuse and Molestation:</b>	
Any One Occurrence	\$5,000,000
Annual Aggregate	\$5,000,000

**Self-Insured Retention:**

COVERAGE	AMOUNT
General Liability – Each Occurrence, Accident or Claim	\$300,000
Sexual Abuse and Molestation	\$300,000

**Endorsements include, but are not limited to:**

DESCRIPTION
Common Declarations Page Declarations
PSI Package Policy Form - Excluding Cyber
Sexual Abuse
Statutory Requirement Endorsement
Terrorist Activity Exclusion – State Exception

**Exclusions include, but are not limited to:**

DESCRIPTION
Forever Chemicals – Chemical Exclusion – <i>added effective 1/1/2024</i>
Losses arising from the ownership maintenance or use of aircraft (including drones), autos, or watercraft, with some minor exceptions including certain contractual obligations

**Exclusions include, but are not limited to:**

DESCRIPTION
Employment Related Practices Exclusion
Liquor Liability Exclusion
Mold / Fungus
Dishonest, fraudulent, criminal or malicious act or omission
Bodily Injury or Property Damage or Personal Injury
Failure of performance of contract
Violation of Economic or Trade Sanctions Exclusion
Cyber Exclusion - Access or Disclosure of Confidential or Personal Information and Data Related Liability
General Liability Communicable Disease Exclusion

**Binding Requirements:**

DESCRIPTION
Subject to Signed Terrorism Selection form is required prior to binding

<b>Premium</b>	<b>\$353,012.00</b>
<b>Taxes – IA .95% Surplus Lines Tax</b>	
Taxes	\$3,353.61
<b>Total Taxes</b>	<b>\$3,353.61</b>
<b>ESTIMATED PROGRAM COST</b>	<b>\$356,365.61</b>
Minimum Earned Premium	N/A
TRIA/TRIPRA PREMIUM <i>(Not Included in the above Premium)</i> (+ Additional Surcharges, Taxes and Fees as applicable)	

*If TRIA coverage is elected, the additional premium is \$2,984 + IA Surplus Lines Tax of \$28.35.*

**Audit: Subject to Adjustment**



**Coverage:** Package - Automobile  
**Carrier:** Princeton Excess & Surplus Lines Ins Co.  
**Policy Period:** 1/1/2025 to 1/1/2026

**Coverage:**

Each Occurrence	AMOUNT
Limit of Insurance for Each Occurrence	\$10,000,000
Iowa Uninsured Motorists / Underinsured Motorists (subject to \$300,000 SIR)	\$1,000,000

**Self-Insured Retention**

COVERAGE	AMOUNT
Automobile Liability - Each Occurrence, Accident or Claim	\$300,000

**Endorsements include, but are not limited to:**

DESCRIPTION
Statutory Requirement Endorsement
Iowa UM
Service of Process Endorsement

**Exclusions include, but are not limited to:**

DESCRIPTION
Excluded Drivers
Expected or Intended Injury
Property Damage to Property Owned or Transported by you
Terrorism
Terrorist Activity Exclusion – State Exception

**Binding Requirements:**

DESCRIPTION
Subject to Signed Terrorism Selection form is required prior to binding

**Other Significant Terms and Conditions/Restrictions:**

DESCRIPTION
Hired/Borrowed Liability , IA: Cost of Hire - If any basis
Non-Owned Liability, IA: Employees
Premium is due in full at inception, Premium is minimum & deposit
Part I B. – Multiple Lines Loss Protection Shown under General Liability

Premium	Included in General Liability
<b>ESTIMATED PROGRAM COST</b>	<b>Included in General Liability</b>
Minimum Earned Premium	N/A
TRIA/TRIPRA PREMIUM (+ Additional Surcharges, Taxes and Fees as applicable)	<b>See General Liability Premium Page</b>

**Audit: Subject to Adjustment**

**Coverage:** Package - Law Enforcement Liability  
**Carrier:** Princeton Excess & Surplus Lines Ins Co.  
**Policy Period:** 1/1/2025 to 1/1/2026

**Form Type:**

COVERAGE	FORM TYPE	RETROACTIVE DATE	PENDING & PRIOR DATE
Law Enforcement Liability	Occurrence	Not Applicable	Not Applicable

**Coverage:**

DESCRIPTION	AMOUNT
Law Enforcement Liability: Any One Occurrence	\$10,000,000
Annual Aggregate	\$10,000,000

**Self-Insured Retention**

COVERAGE	AMOUNT
Any One Occurrence	\$300,000

**Endorsements include, but are not limited to:**

DESCRIPTION
Statutory Requirement Endorsement
Service of Process Endorsement
if you choose not to purchase TRIPRA coverage per the premium quoted above and the attached disclosure notice OR Cap on Losses from Certified Acts of Terrorism if you choose to purchase TRIPRA coverage per the premium quoted above and the attached disclosure notice.

**Exclusions include, but are not limited to:**

DESCRIPTION
Violation of Economic or Trade Sanctions Exclusion
Cyber Exclusion - Access or Disclosure of Confidential or Personal Information and Data Related Liability
Terrorist Activity Exclusion – State Exception

**Premium**

**Included in General Liability**

**ESTIMATED PROGRAM COST**

**Included in General Liability**

Minimum Earned Premium

N/A

TRIA/TRIPRA PREMIUM

(+ Additional Surcharges, Taxes and Fees as applicable)

**See General Liability Premium Page**

**Audit: Subject to Adjustment**



**Coverage:** Package - Errors and Omissions Liability

**Carrier:** Princeton Excess & Surplus Lines Ins Co.

**Policy Period:** 1/1/2025 to 1/1/2026

**Form Type:**

COVERAGE	FORM TYPE	RETROACTIVE DATE	PENDING & PRIOR DATE
Errors and Omissions	Claims Made	4/1/1999	Not Applicable
Employment Practice Liability	Claims Made	4/1/1999	Not Applicable
Sexual Harassment	Claims Made	4/1/1999	Not Applicable

**Coverage:**

DESCRIPTION	AMOUNT
All Coverages Under Section V Errors and Omissions Combined Subject to the Following Sub-Limits / Aggregates Which are Part of and not in Addition to the Combined Section V Limit and Annual Aggregate – Any One Claim	\$10,000,000
All Coverages Under Section V Errors and Omissions Combined Subject to the Following Sub-Limits / Aggregates Which are Part of and not in Addition to the Combined Section V Limit and Annual Aggregate – Annual Aggregate	\$10,000,000
Employment Practice Liability – Any One Claim	\$10,000,000
Employment Practice Liability – Annual Aggregate	\$10,000,000
Sexual Harassment – Any One Claim	\$10,000,000
Sexual Harassment – Annual Aggregate	\$10,000,000

**Self-Insured Retention**

COVERAGE	AMOUNT
Errors and Omissions - Each Occurrence, Accident or Claim	\$300,000
Employment Practice Liability - Each Occurrence, Accident or Claim	\$300,000
Sexual Harassment - Each Occurrence, Accident or Claim	\$300,000

**Run Off Provisions:**

DESCRIPTION	PREMIUM AMOUNT	PREMIUM DUE DATE	LENGTH	% OF EXPIRING PREMIUM
Extended Reporting Period		At Expiration	12 Months	100%

**Endorsements include, but are not limited to:**

DESCRIPTION
PSI Package Policy Form - Excluding Cyber
Statutory Requirement Endorsement
Service of Process Endorsement

**Exclusions include, but are not limited to:**

DESCRIPTION
Violation of Economic or Trade Sanctions Exclusion
Terrorist Activity Exclusion – State Exception

**Binding Requirements:**

DESCRIPTION
Subject to Signed Terrorism Selection form is required prior to binding

**Premium**

**Included in General Liability**

**ESTIMATED PROGRAM COST**

**Included in General Liability**

Minimum Earned Premium

N/A

TRIA/TRIPRA PREMIUM

(+ Additional Surcharges, Taxes and Fees as applicable)

**See General Liability Premium Page**

**Audit: Subject to Adjustment**



**Coverage:** Employee Benefits Liability  
**Carrier:** Princeton Excess & Surplus Lines Ins Co.  
**Policy Period:** 1/1/2025 to 1/1/2026

**Form Type:**

COVERAGE	FORM TYPE	RETROACTIVE DATE	PENDING & PRIOR DATE
Employee Benefits Liability	Claims Made	4/1/1999	Not Applicable

**Coverage:**

DESCRIPTION	AMOUNT
All Coverages Under Section VII Employee Benefits Liability Combined – Any One Claim	\$10,000,000
All Coverages Under Section VII Employee Benefits Liability Combined – Annual Aggregate	\$10,000,000

**Self-Insured Retention**

COVERAGE	AMOUNT
Employee Benefits Liability: - Each Occurrence Accident or Claim	\$300,000

**Claims Made Coverage:**

Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within ([Days To Extend]) days of the expiration date. The cost of this extended reporting period is [Percent Cost]% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within ([Days To Report]) days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

**Definition of Claim:**

DESCRIPTION
Claim means: a) A written demand for damages or a notice advising an Insured of an intent to sue; b) A notice of a charge or violation from any government agency c) An arbitration notice d) A civil proceeding commenced by the service of a summons, complaint or similar pleading received by an Insured alleging a Wrongful Act. e) Claim shall not include any criminal action

**Run Off Provisions:**

DESCRIPTION	PREMIUM AMOUNT	PREMIUM DUE DATE	LENGTH	% OF EXPIRING PREMIUM
Extended Reporting Period		At Expiration	12 Months	100%

**Endorsements include, but are not limited to:**

DESCRIPTION
Statutory Requirement Endorsement
Service of Process Endorsement

**Endorsements include, but are not limited to:**

**DESCRIPTION**

if you choose not to purchase TRIPRA coverage per the premium quoted above and the attached disclosure notice OR Cap on Losses from Certified Acts of Terrorism if you choose to purchase TRIPRA coverage per the premium quoted above and the attached disclosure notice.

**Exclusions include, but are not limited to:**

**DESCRIPTION**

Violation of Economic or Trade Sanctions Exclusion  
 Cyber Exclusion - Access or Disclosure of Confidential or Personal Information and Data Related Liability  
 Terrorist Activity Exclusion – State Exception

**Binding Requirements:**

**DESCRIPTION**

Subject to  
 Completed, signed & dated TRIA Form

**Other Significant Terms and Conditions/Restrictions:**

**DESCRIPTION**

Part I B. – Multiple Lines Loss Protection Shown under General Liability  
 TRIA and Taxes Shown under General Liability , Premium is Minimum & Deposit.

**Premium**

**ESTIMATED PROGRAM COST**

**Included in General Liability**

Minimum Earned Premium – N/A

**Audit: Subject to Adjustment**



## Premium Summary

The estimated program cost for the options are outlined in the following table:

LINE OF COVERAGE	EXPIRING PROGRAM		PROPOSED PROGRAM	
	CARRIER	EXPIRING COST	CARRIER	ESTIMATED COST
Package	Princeton Excess & Surplus Lines Ins Co (Munich-American Holding Corporation)	\$313,308.00 \$3,054.75 <b>\$316,362.75</b> Rejected	Princeton Excess & Surplus Lines Ins Co (Munich-American Holding Corporation)	\$353,012.00 \$3,353.61 <b>\$356,365.61</b> Rejected
<b>Total Estimated Program Cost</b>		<b>\$316,362.75</b>		<b>\$356,365.61</b>

Quote from Princeton Excess & Surplus Lines Ins Co (Munich-American Holding Corporation) is valid until 12/29/2022

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Gallagher is responsible for the placement of the following lines of coverage:  
**Package**

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.



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

Date: 12/04/2024 Weekly Agenda Date: 12/10/2024

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

**WORDING FOR AGENDA ITEM:**

Approval to create a Human Resources' part time secretary position.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Human Resources is seeking to create a part time position that will accrue vacation and other benefits.

**BACKGROUND:**

HR currently has a temp secretary position which would be replaced by this part time position.

**FINANCIAL IMPACT:**

The previous temp position was budgeted for 3 months. This position should be budgeted for the entire fiscal year at a cost of approximately \$25,055.00 in wages which is offset by an open senior clerk position.

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

Yes  No

**RECOMMENDATION:**

Approve the motion

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve a part time HR secretary and deauthorize the temporary secretary position.

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

Date: 12/4/2024 Weekly Agenda Date: 12/10/204

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Patrick Mouw

**WORDING FOR AGENDA ITEM:**

Public hearing and approval of engineer's report for creation of Salix Drainage District

**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:**

Hold the public hearing that was scheduled for the creation of the Salix Drainage District. Based on comments during the public hearing, approve the creation of the Salix Drainage District.

**BACKGROUND:**

On November 21, 2023 the Woodbury County Board of Supervisors held a public hearing on the report. The report was not approved at that meeting date. Rather, the engineer was directed to hold an informational meeting and develop an updated report. Attached is the updated report addressing the concerns addressed by the objection.

**FINANCIAL IMPACT:**

It is anticipated that there will not be any direct financial impact to the Woodbury County Board of Supervisors. There will be financial impacts to the Secondary Road Department if the report is approved and improvements are constructed.

**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 Board of Supervisors open the public hearing and after hearing comments from the public, approve the engineer's report.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the engineer's report.



# **SALIX DRAINAGE DISTRICT**

## **REPORT FOR CREATION OF DRAINAGE DISTRICT**

**AMENDED DECEMBER 10, 2024  
SALIX, IOWA**



**VEENSTRA & KIMM INC.**  
203 Sergeant Square Drive, Suite B // P.O. Box 220  
Sergeant Bluff, Iowa 51054

712.943.5055 // 877.241.8009  
www.v-k.net

December 10, 2024

Woodbury County Board of Supervisors  
Attn: Patrick Gill, Auditor  
620 Douglas St. #106  
Sioux City, Iowa 51101

RE: REPORT FOR CREATION OF DRAINAGE DISTRICT

Dear Mr. Gill,

A petition dated November 14, 2022, was filed with the Board of Supervisors. A copy of the petition is included in this report. The petition requests the creation of a new drainage district to afford the City of Salix and surrounding landowners with an alternative outlet for stormwater. The current outlet has been a pump into the Farmers Drainage District through an agreement that was to be terminated in December 2023, therefore the petition requests a new outlet. The formation of a new drainage district requires the utilization of Iowa Code Section (IC) 468. As part of IC 468, an engineering report is required. An agreement for professional services required for the creation of the drainage district was signed on April 18, 2023, by and between Woodbury County Board of Supervisors and Veenstra & Kimm, Inc.

Enclosed is the amended report as requested by the Woodbury County Board of Supervisors. It is intended that the report meets the requirements of Iowa Code 468.12. The report includes the starting point, route, and terminus of two laterals and the main ditch. It also includes the plat, profile, and width of each drain and levee. Also included are easement plats showing the location and acreage of land required from each 40-acre tract of land. The report includes the boundary of the proposed drainage district including other lands that will be benefited or otherwise affected by the proposed improvements. Opinion of probable costs for the proposed improvements required for the creation of the drainage district is included in the report.

It is recommended that the Woodbury County Board of Supervisors review the report during the scheduled hearing on December 10, 2024.

Please do not hesitate to call me if you have any questions regarding the report. Thank you.

VEENSTRA & KIMM, INC.

Patrick Mouw, P.E.  
Project Manager / Sergeant Bluff Branch

**REPORT DOCUMENTS  
FOR  
CREATION OF  
SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA**

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



Signed:

Date:

12/04/2024

Patrick E. Mouw, P.E.

Iowa License No. 20839

My license renewal date is December 31, 2025

Detailed parts covered by this seal:

ALL

Prepared by  
VEENSTRA & KIMM, INC.  
Sergeant Bluff, Iowa

- 1** REPORT SUMMARY
- 2** OPINION OF COST
- 3** PARCEL INFORMATION
- 4** MAP OF PROPOSED DRAINAGE DISTRICT
- 5** PROPOSED DRAINAGE DISTRICT EASEMENTS
- 6** PETITION
- 7** PUMPING AGREEMENT
- 8** OBJECTION
- 9** PRELIMINARY PLANS FOR DRAINAGE DISTRICT

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# DRAINAGE DISTRICT CREATION

## REPORT SUMMARY

Soon after signing the Agreement for Professional Services for the creation of the Salix Drainage District between the Woodbury County Board of Supervisors, acting as Trustees for the Salix Drainage District, and Veenstra & Kimm, Inc., a meeting was held by Veenstra & Kimm with two of the petitioners for the establishment of the drainage district. They requested that the district have the approximate boundary of the Union Pacific Railroad on the east, 275th Street (Poplar Street) on the north, 280th Street on the south, and the west line of the NW and the SW of the SE quarter of section 33-87-47 on the west. These boundaries were shown on the map submitted with the Petition dated November 14, 2022. A copy of the Petition is included with this report.

Shortly after the meeting, Veenstra & Kimm, Inc. began surveying the lands. The topography is very flat. Generally, the slope of the ground within the proposed district slopes from the north towards the south and excluding the appearance of an old oxbow in the southeast corner of the district, the ground also slopes from the east to the west. These factors and others lead to the proposed establishment of the Main Ditch being placed predominantly along 280th Street.

After the initial surveys were completed, Rick Patterson approached the petitioners and the engineer requesting that some of his land be included in the district. Rick Patterson initially requested a lateral along Benton Avenue commencing at 280th Street and continuing north to the Interstate 29 right-of-way. However, after the initial design was completed, it was determined that buildings, trees and grain bins would need to be removed in order to develop the ditch. It was therefore determined that Lateral 1 would best be placed predominantly parallel with Interstate 29 rather than along Benton Avenue.

Regarding capacity of the ditch, a 5-year storm event was utilized. This required a 20' wide bottom width with 3 horizontal to 1 vertical side slopes from the outlet to near station 51+00. Continuing upstream the bottom width decreased to 12'. This was possible due to the depth of the ditch. At the outlet the average depth of the ditch is approximately 6', which increases to approximately 9' upstream from station 51+00. At the confluence with Lateral 1 the ditch bottom decreases again, down to 4'. This 4' width is maintained through the remaining length of the main ditch.

The main ditch slope of the profile is designed at a rate of 0.0474% or 2.5' per mile from the outlet to station 42+92.91. From station 42+92.91 to station 55+36.65 the slope of the profile is 0.294% or 15.5' per mile. Near this location there is a significant change in elevation of the ground, thus the significant change in slope. From station 55+30.65 to the beginning of the main ditch the slope of the profile is 0.0228% or 1.2' per mile. Other slopes in this portion were reviewed. However, this slope proved to be the lowest cost when reviewed based on hydraulics, right-of-way, and construction of the ditch. It also afforded positive drainage for Lateral 1 and Lateral 2.

Lateral 1 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proven to be problematic for the use of conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0242% or 1.28' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 1 and the 30" RCP culvert under Interstate 29.

Lateral 2 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proven to be problematic with conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0869% or 4.59' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 2 and the flow line of the 15" RCP culvert near the intersection of Lakeport Street and Maple Street.

Lateral 3 as shown in the original proposed design is the existing storm sewer system of the City of Salix, Iowa. In conversations with the petitioners, it was recommended that this be included in the plans for the creation of the drainage district.

Prior to the public hearing scheduled for November 21, 2023, an objection to the proposed creation of the Salix Drainage District was filed by Heidman Law office on behalf of The Wagners. They are against the design and the location of the ditch being next to their property. At the hearing it was decided to postpone a decision and schedule a follow up hearing to be held on February 20, 2024. It was also requested that prior to the follow up hearing, the engineer was to hold an informational meeting to discuss alternatives to the design and then to amend the report based on feedback from the informational meeting.

On January 18, 2024, an informational meeting was held by the engineer at the Woodbury County Courthouse. The goal of the meeting was to determine the preferred route from Salix, Iowa and west to Snyder Bend Lake. At the meeting, three proposed routes were presented. A preliminary estimate of cost and the typical cross sections for each route were provided. Discussion centered around the different options presented. None of the three proposed routes were preferred by the group. However, there was consensus on wanting to help the City of Salix find an outlet for their storm water. The City's agreement to pump storm water into the Farmers Drainage District was scheduled to terminate December 31, 2023. On December 18, 2023, the Farmers Drainage District agreed to extend the pumping agreement with the City of Salix to December 2025. The City of Salix was concerned that the agreement may not be extended again. Some people in the audience volunteered to contact members of the Farmers Drainage District to discuss a new agreement be reached between the two parties.

At the January 23, 2024, meeting of the Woodbury County Supervisors the public hearing that was originally scheduled for February 20 was postponed to the March 19, 2024, supervisors meeting.

At the March 19, 2024, Woodbury County Supervisors meeting, petitioner Kevin Nelson addressed the Supervisors regarding a positive meeting that had occurred between the Farmers Drainage District and the City of Salix. Kevin also addressed the Supervisors with a suggestion to minimize the drainage district to locations east of Interstate I-29 and have the outlet of the new drainage district drain into the Farmers Drainage District. Kevin Nelson also requested that the next public hearing be scheduled for June 18, 2024.

At the June 18, 2024, Woodbury County Supervisors meeting the scheduled June 18, 2024, public hearing was postponed to the August 20, 2024, meeting.

At the August 6, 2024, Woodbury County Supervisors meeting it was decided that the hearing scheduled for August 20, 2024, be postponed to the December 10th, 2024, meeting.

Since the supervisors meeting on March 19, 2024, the City of Salix has been collaborating with the Farmers Drainage District. On July 11, 2024, a five-year pumping agreement was signed. In addition, communication has been ongoing and future collaboration appears to be possible. Thus, the new proposed drainage district has been designed with the outlet at the currently installed pump in the northwest corner at the intersection of 280th Street and South Tama Street.

The new proposed main ditch will commence at the pump and proceed north along the west side of South Tama Street to the culvert outlet just south of Walnut Street. The main ditch will continue along the north side of 280th Street and the east side of Lakeport Street. As part of the report, the district will not be purchasing any additional right-of-way that is not already part of an existing easement. The proposed ditch will be within the existing easements of South Tama Street, 280th Street, and Lakeport Street. The existing main ditch has an approximate width of 10 feet to 4 feet and with a varied slope. As part of this report the exiting ditch elevations are shown in the Plans section.

Lateral 1 and lateral 2 are the existing storm sewer systems of the City of Salix, Iowa. In conversations with the petitioners, it is recommended that these be included into the plans for creation of the drainage district.

The above descriptions for the main ditch and laterals are general in nature. A more detailed description can be found in the easements portion of this report.



Opinion of Cost  
Salix Drainage District  
December 10, 2024

<b>ENGINEERS CONSTRUCTION ESTIMATE</b>				<b>\$0.00</b>
Engineering for Creation of Drainage District	LS	1	\$50,000.00	\$50,000.00
<b>ENGINEERS ESTIMATE</b>				<b>\$50,000.00</b>

<b>PIN</b>	<b>Address Number</b>	<b>Street Name</b>	<b>City</b>	<b>Deedholder Name</b>
874734300006				LHD3 INC
874734401001	1556	275TH ST	SALIX	LHD3 INC
874734401002	1562	275TH ST	SALIX	VAN BEEK ROGER & CAROL
874734401003	1570	275TH ST	SALIX	SPENCER WARREN A & DIANE F
874734401004	1576	275TH ST	SALIX	WIEBERS ALLAN R & KAREN L
874734401005	1584	275TH ST	SALIX	FRIGGE JOSEPH
874734401006				JOCHUM GREGORY & KRISTA
874734426001	506	TIPTON ST	SALIX	ST JOSEPH ROMAN CATHOLIC
874734426002				ST JOSEPH CEMETARY
874734426003	902	POPLAR ST	SALIX	SKIDMORE DEANNA M & TIM W
874734426004	308	OAK ST	SALIX	CLAUS BARRY & LAURA
874734426026		OAK ST	SALIX	SALIX CITY OF
874734426006		LAKEPORT ST	SALIX	JOCHUM GREGORY J & KRISTA D
874734426017	809	MAPLE ST	SALIX	HEILMAN STACY L
874734426008	807	MAPLE ST	SALIX	PETERSEN STEVEN A & LISA ANN
874734426009	502	LAKEPORT ST	SALIX	BOVINETT DONALD & VICTORIA R
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874734426013	508	LAKEPORT ST	SALIX	HUBERT FRANCIS G & FAY ANN J
874734427001		OAK ST	SALIX	LAMOUREUX LARRY E
874734427002	303	OAK ST	SALIX	JOHNSON DEBORAH L
874734427003	307	OAK ST	SALIX	JOHNSON DEBORAH L
874734427004	804	WILLOW ST	SALIX	HUOT ROGER D JR & JUDITH
874734427005	302	ELM ST	SALIX	ALLEN LYNN D
874734427006	306	ELM ST	SALIX	STOULP EDWARD E & MARY M LE
874734427009	312	ELM ST	SALIX	JACBOSEN CHRISTINE M & AARON A
874734428001	704	POPLAR ST	SALIX	LAMOUREUX EDWARD E & DOROTHY E
874734428002	702	POPLAR ST	SALIX	GIRARD JACK ALLEN & JODIE MARY ELLEN
874734428003	305	ELM ST	SALIX	CLARK ALEXANDER J
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874734429002	405	OAK ST	SALIX	BROWN MARCIA LINN
874734429003	812	MAPLE ST	SALIX	LADO NORTE LLC
874734429004	801	WILLOW ST	SALIX	PETERSEN JAMES A & SHERI L SCHRAM
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874734429006	412	ELM ST	SALIX	SMITH DEANNA M
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874734430002	403	ELM ST	SALIX	SHREVE WILLIAM J & CARLA A
874734430003	405	ELM ST	SALIX	WALTERS ANDREW
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874734430006	408	LAKEPORT ST	SALIX	WILDER DAVID L
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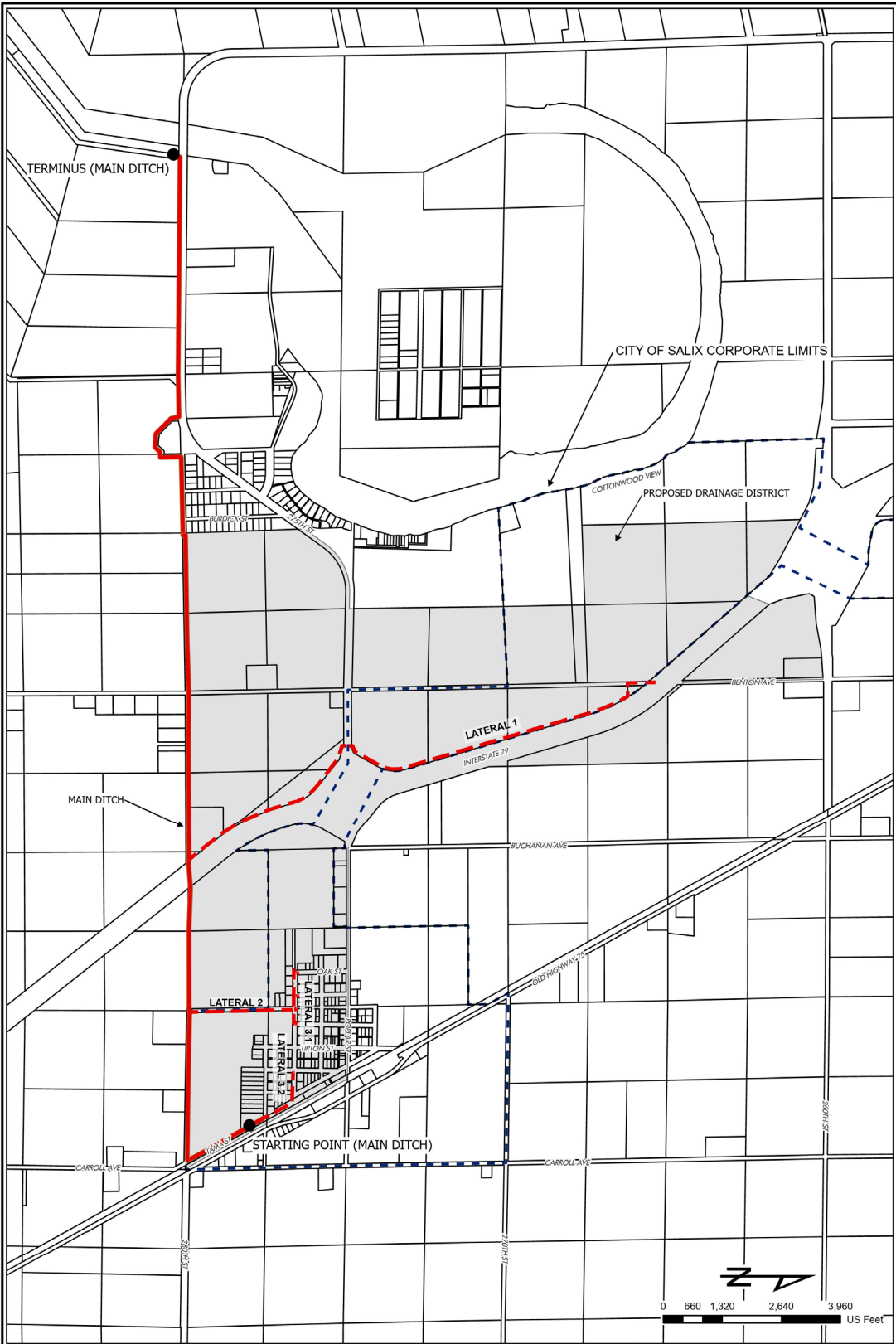
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874735301001	608	POPLAR ST	SALIX	NEWMAN JOLENE MARIE
874735301002	305	LAKEPORT ST	SALIX	CAMERER RALPH M
874735301003	307	LAKEPORT ST	SALIX	CAMERER RALPH M
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874735302004	406	WILLOW ST	SALIX	NELSON KEVIN W & MOLLY J
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874735302009	312	TIPTON ST	SALIX	WISEMAN JASON & AMY
874735302010	314	TIPTON ST	SALIX	WANKUM VERLA KAY
874735302011	316	TIPTON ST	SALIX	MULVIHILL MILDRED F
874735302012	404	WILLOW ST	SALIX	CLAYTON KEVIN R & CATHERINE A
874735302013	318	TIPTON ST	SALIX	HINRICKSON CHRISTINA I
874735303001	301	TIPTON ST	SALIX	WALKER'S OF SALIX, INC
874735303014	406	POPLAR ST	SALIX	SKIDMORE INDUSTRIES INC.
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874735303004	309	TIPTON ST	SALIX	CITY OF SALIX
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874735303006	311	TIPTON ST	SALIX	SALIX VOLUNTEER FIRE DEPT.INC
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874735303009	310	TALBOT ST	SALIX	SKIDMORE KYLE
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874735306001	505	WILLOW ST	SALIX	TBR INVESTMENTS LLC
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874735306008	412	TRAVIS ST	SALIX	HENNINGS KEVIN
874735307001	401	TRAVIS ST	SALIX	DEAN MICHAEL LEE
874735307002	405	TRAVIS ST	SALIX	IVERSON PAUL & SUSAN

<b>PIN</b>	<b>Address Number</b>	<b>Street Name</b>	<b>City</b>	<b>Deedholder Name</b>
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874735308004	411	TIPTON ST	SALIX	JEWETT RAYME
874735308005	402	TALBOT ST	SALIX	SHERIDAN JESSICA K
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874735351001		WALNUT ST	SALIX	KOENIG ANN P TRUST
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874735351003	407	WALNUT ST	SALIX	NORTON JOSEPH C
874735351004	405	WALNUT ST	SALIX	SCOTT ABBY LEE

<b>PIN</b>	<b>Address Number</b>	<b>Street Name</b>	<b>City</b>	<b>Deedholder Name</b>
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874735376006				CITY OF SALIX
874735504005				C & N W R R
874735305006		TAMA ST	SALIX	RE RAND FAMILY LLC
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874734426014				JOCHUM GREGORY J & KRISTA D
874735311009	501	TIPTON ST	SALIX	SULLIVAN JONATHAN W & KATIE M
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874734426022	406	OAK ST	SALIX	KNIGHT CONCRETE CONSTRUCTION INC
874734426023	408	OAK ST	SALIX	HANSEN JUSTIN E
874734426027	410	OAK ST	SALIX	CHOQUETTE MITCHELL L
874735311014	511	TIPTON ST	SALIX	DUERKSEN JESSE R & BRENDA S
874735351010				JOCHUM GREGORY J & KRISTA D
874735327013				CAMERER RALPH M & BRANDY L
874735302014	302	TIPTON ST	SALIX	ACQUIRE PROPERTIES LLC
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874734426028				LUDWIG PERRY E & BABBY J
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874735301009	606	POPLAR ST	SALIX	RECTOR GAY L
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				WOODBURY COUNTY SECONDARY ROADS



Date Printed: 7/24/2023 3:53 PM



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**SALIX DRAINAGE DISTRICT - ORIGINAL  
WOODBURY COUNTY, IOWA**

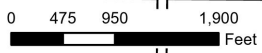
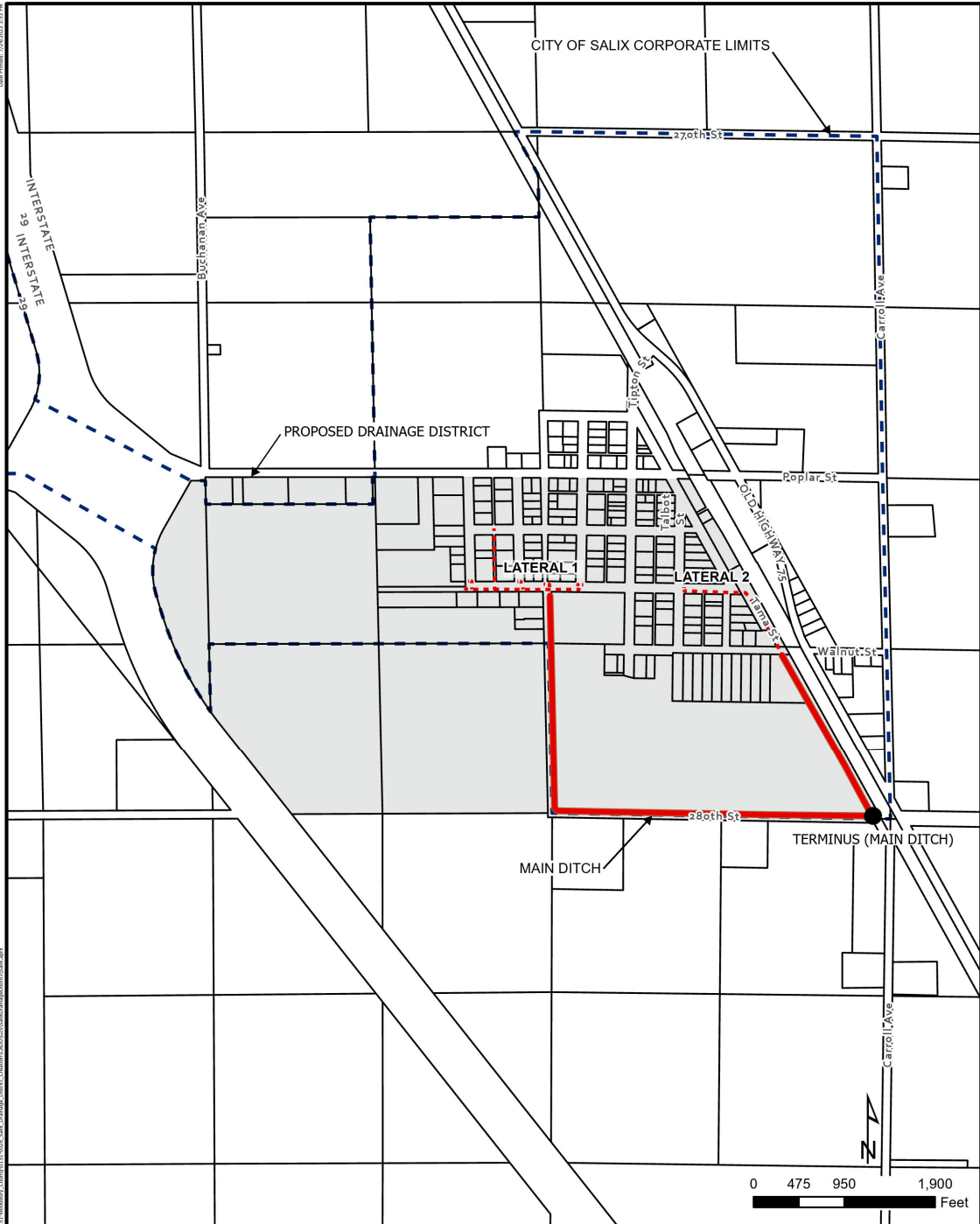
203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054-0220  
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

NOTES:

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CHECKED	PEM
APPROVED	PEM
DATE	12/04/2024
ISSUED FOR	

DWG. NO.	EX.01
PROJECT #	15126

Date Plotted: 2/24/2024 10:17 AM  
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**VEENSTRA & KIMM INC.**

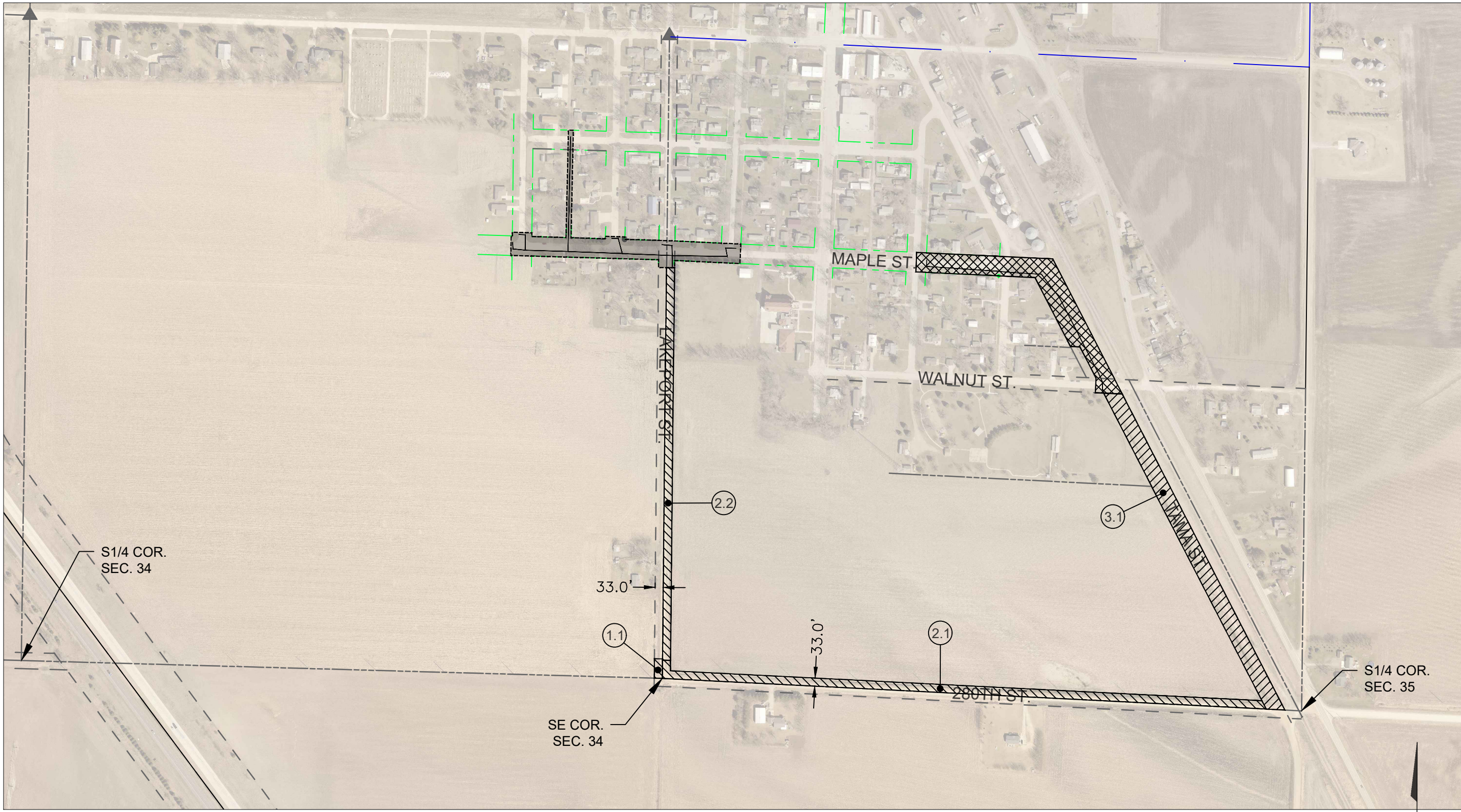
**SALIX DRAINAGE DISTRICT - AMENDED**  
**WOODBURY COUNTY, IOWA**

203 Sergeant Square Drive, Suite B - Sergeant Bluff, Iowa 51054-0220  
 712-943-5055 - 712-943-5088 (FAX) - 877-241-8009 (WATS)

NOTES:	

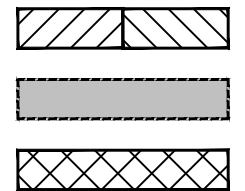
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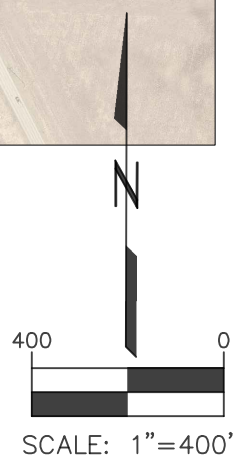


**LEGEND**

PARCEL NO.	OWNER	EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
(1.1)	JOCHUM, LEO & BEVERLY	0.06	0.06
(2.1)	JOCHUM, GREGORY & KRISTA	1.90	1.90
(2.2)	JOCHUM, GREGORY & KRISTA	1.22	1.22
(3.1)	CITY OF SALIX	2.21	2.21



MAIN DITCH  
LATERAL 1  
LATERAL 2



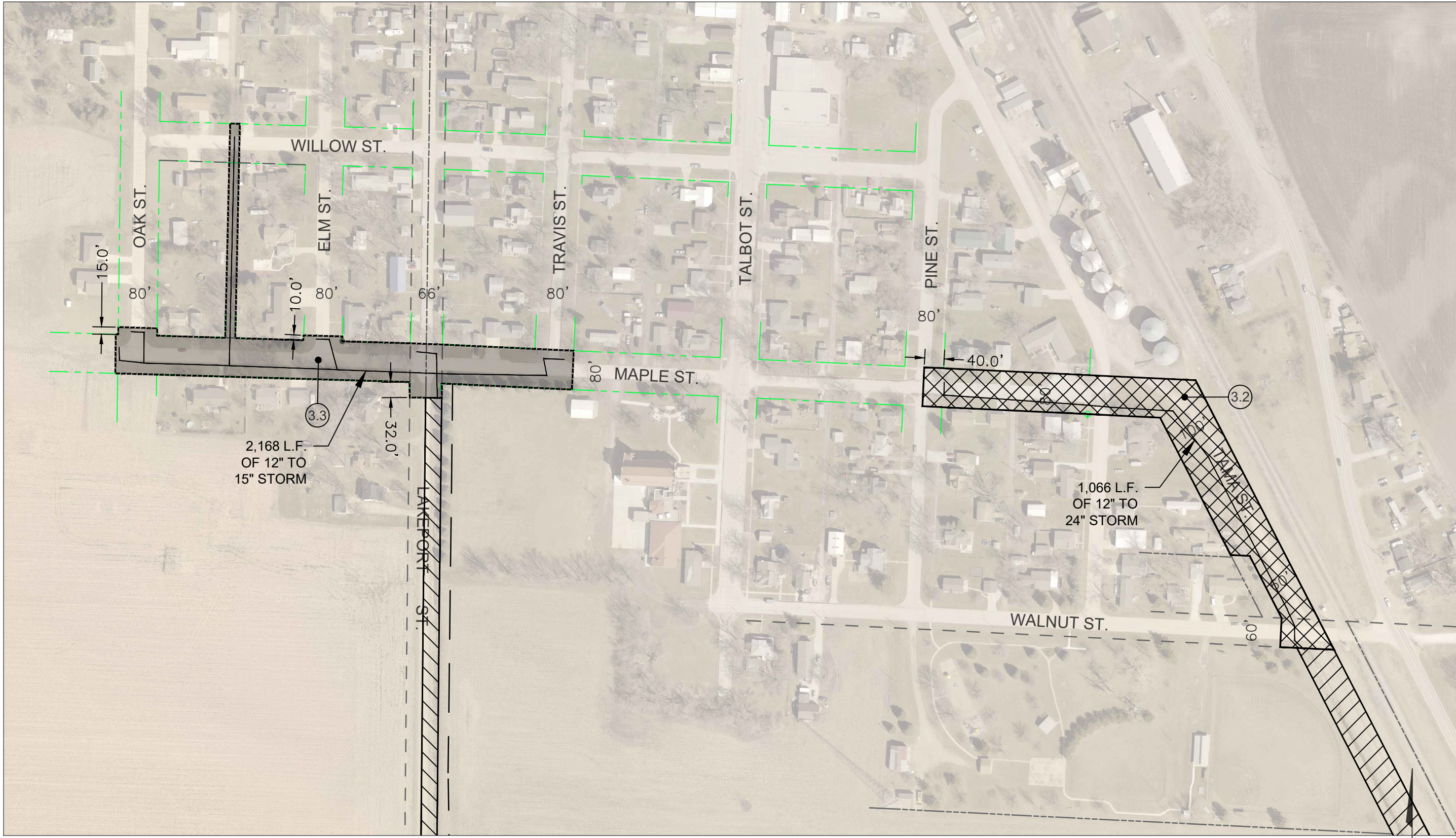
EASEMENTS  
MAIN DITCH  
SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220  
712-943-5055 • 712-943-5086/FAX • 877-241-8008/(VA)IS

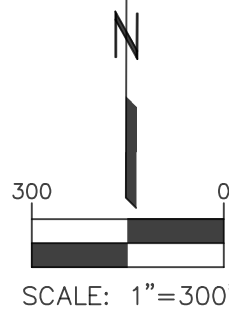
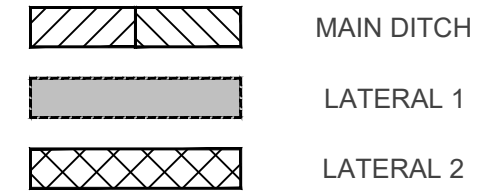
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SCALE	1" = 400'	DWG. NO.	1 OF 2
DRAWN	CWB	ISSUED FOR	PROJECT # 15126
CHECKED	PEM		
APPROVED	CWB		
DATE	8/11/2023		





LEGEND		EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
PARCEL NO.	OWNER		
3.2	CITY OF SALIX	2.14	2.14
3.3	CITY OF SALIX	2.02	2.02



EASEMENTS  
 LATERALS NO. 1 & 2  
 SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220  
 712-943-5055 • 712-943-5086/FAX • 877-241-8008(VALS)

SCALE	1" = 300'	DWG. NO.	15126
DRAWN	CWB	PROJECT #	15126
CHECKED	PEM		
APPROVED	CWB		
DATE	8/11/2023		
ISSUED FOR			



CITY OF SALIX  
PO BOX 240  
Salix, IA 51052



November 14, 2022

Woodbury County Board of Supervisors  
Attention: Pat Gill  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Petition for the Establishment of a Drainage District

Dear Mr. Gill,

The City of Salix has been notified by the Farmers Drainage District that the pumping agreement that has been in place since May 11<sup>th</sup>, 1984 will terminate in December 2023 and will not be renewed. This leaves the City of Salix and the surrounding area with no natural outlet for their stormwater runoff. Without an outlet for the stormwater, the City and surrounding areas will have flooding issues that could result in damage to homes, streets, utilities, and farmground.

The City of Salix has been working with Veenstra & Kimm, Inc. and has had discussions with County Engineer, Mark Nahra, to determine a potential route for a new drainage ditch. The drainage ditch would start at the intersection of 280<sup>th</sup> Street and S. Tama Street then going west along 280<sup>th</sup> Street to the existing drainage channel near Port Neal Road that drains into Snyder Bend (See Attached Map).

After the drainage district has been created the City of Salix would request that the Woodbury County Board of Supervisors transfer control of the drainage district to the City of Salix per Iowa Code Chapter 468.322.

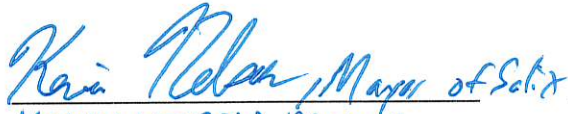
We, the undersigned petitioners, respectfully request that the Woodbury County Board of Supervisors work with the City of Salix and Veenstra & Kimm, Inc. to establish a new Salix Drainage District per Iowa Code Chapter 468.

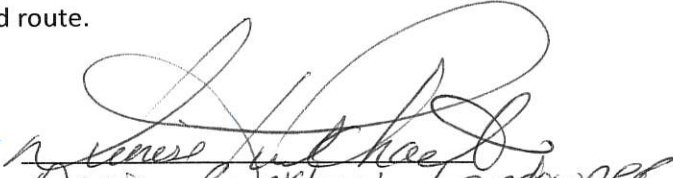
Per Iowa Code 468.8 this petition includes:


1. See attached map for the lands that may have potential improvements created by the new drainage ditch.
2. Due to no natural outlet for stormwater runoff, the City of Salix and surrounding areas will be subject to flooding.

**Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem**  
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken

3. Creating the new drainage ditch will alleviate flooding and provide drainage which will promote public benefit, utility, health, convenience, or welfare.
4. See the attached map for the proposed route.

  
\_\_\_\_\_  
KEVIN NELSON, MAYOR

  
\_\_\_\_\_  
Denise Burkhart - Landowner

  
\_\_\_\_\_  
GREG JOCHEM, LANDOWNER

\_\_\_\_\_

**Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem**  
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken

**PUMPING AGREEMENT BETWEEN FARMERS DRAINAGE DISTRICT  
AND THE CITY OF SALIX, IOWA**

This Agreement is made this 11<sup>th</sup> day of July, 2024, by and between the Farmers Drainage District (hereinafter "DISTRICT") and the City of Salix (hereinafter "SALIX").

The purpose of this Agreement is to provide drainage to SALIX using the DISTRICT's drainage facilities.

DISTRICT is a duly authorized quasi-governmental body formed pursuant to the authority of Iowa laws and statutes, including, but not limited to, Chapter 468 of the Code of Iowa. SALIX is a municipality under the Iowa Code. Pursuant to Iowa Code §468.187, DISTRICT is empowered to enter into Agreement with municipalities to provide drainage on such terms as the DISTRICT and municipality may agree. SALIX has placed a tube which drains the following described property:

The South ½ of the Southeast ½ of Section 34, Township 87,  
Range 47, in Woodbury County, Iowa.

That part of the Northwest portion of the Southeast ¼ of Section  
34, lying South of the Corporate limits of Salix, in Township 87,  
Range 47, in Woodbury County, Iowa.

Water, when pumped from SALIX's reservoir by CITY, flows into Lateral "H" of the DISTRICT from this tube. SALIX hereby agrees that SALIX will bear any and all future expenses relating to maintenance and operation and liability resulting from the operation and use of the tube. SALIX further agrees to maintain the tube in a reasonable manner. SALIX further agrees to pump water into Lateral "H" only after receiving permission to do so from the DISTRICT's engineer or from the DISTRICT's chairman. SALIX agrees to indemnify and hold DISTRICT harmless in relation to the tube and drainage through the tube.

SALIX will pay to DISTRICT Seven Thousand Dollars (\$7,000.00) per year for five (5) years beginning on or before the 31<sup>st</sup> day of December 2024 for the DISTRICT's maintenance and repair. At the end of the five (5) years, both parties shall review this Agreement to determine whether this Agreement will be renewed and whether the maintenance/repair fee should be increased or decreased. If there is a dispute about adjusting the annual fee, both parties will negotiate in good faith to arrive at a reasonable sum representing the fair value of the DISTRICT's services. However, the DISTRICT continues to have the sole discretion to determine if it will agree to change the fee and its decision is not reviewable by a court. It is further agreed that if there is a substantial change in circumstances then either party may open discussions with the other for a review of the terms of this Agreement.

It is understood that this Agreement shall be signed by DISTRICT and SALIX and shall be made part of the drainage records and records of Woodbury County. The Woodbury County recording fee shall be paid by SALIX.

SALIX affirms that the location of the tile lines and open drainage ditches to this tube, constructed or to be constructed, are as follows:

A line parallel to and 30 feet North of the South line of Section 35, Township 87, Range 47, in Woodbury County, Iowa.

From a westerly line of the Chicago, Northwestern Railroad line to an Easterly line of Highway 75.

Upon signing this Agreement between DISTRICT and SALIX, this Agreement shall be immediately effective subject to the laws, rules and regulations in effect in the State of Iowa.

This Agreement and its terms do not waive the DISTRICT'S sovereign immunity.

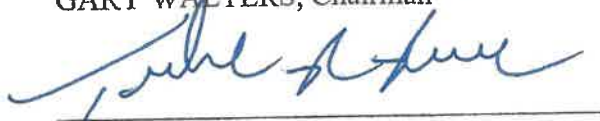
**[SIGNATURE PAGES ON NEXT PAGE]**

FARMERS DRAINAGE DISTRICT


7-11-24  
DATE

  
GARY WALTERS, Chairman

7/11/24  
DATE


  
TODD RAND, Trustee

7-11-24  
DATE

  
RANDY HUNT, Trustee

CITY OF SALIX, IOWA

6/26/24  
DATE

  
KEVIN NELSON, Mayor

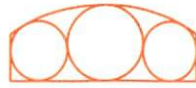
6/26/24  
DATE

  
KATHY BROUILLETTE, City Clerk



Daniel D. Dykstra†  
John C. Gray\*\*  
Thomas J. Whorley  
Patrick L. Sealey\*\*†  
Jeff W. Wright\*\*†  
Rosalynd J. Koob\*  
Joel D. Vos†  
Sarah K. Kleber\*\*†  
Jacob B. Natwick\*  
Allyson C. Dirksen\*\*†  
Jessica A. Board\*\*†

*Retired*  
Marvin F. Heidman  
Thomas M. Plaza (1954—2022)  
John F. De Hoogh



# HEIDMAN LAW

Writer's Direct Dial: 222-4120  
Writer's Email: Daniel.Dykstra@heidmanlaw.com

PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMM OF ELECTIONS

2023 NOV 17 PM 2:06

Diane Murphy Smith  
Bryan E. Shusterman\*\*†  
Zackary A. Martin\*  
Leland G. Slawson\*  
Avery N. Van Holland  
Liam T. Mangan\*  
Jaquilyn Waddell Boie

*Of Counsel*  
Alan E. Fredregill\*  
James W. Redmond\*\*†  
Cynthia C. Mosert†  
Lance D. Ehmcke\*

\* Licensed in Nebraska  
† Licensed in South Dakota

November 17, 2023

Woodbury County Auditor  
620 Douglas Street, #103  
Sioux City, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street, #104  
Sioux City, IA 51101

*Re: City of Salix Drainage District Petition*

Dear Sir or Madam:

This objection is being filed on behalf of Paul L. and Carmen M. Wagner Revocable Trust, Wagner Farm Enterprises LLC, and the Estate of Paula A. Wagner (collectively "The Wagners") to the proposed creation of the City of Salix Drainage District. Please note that they are not against the concept of a drainage district that will aid Salix but they are against the design and location of the proposed line for the following reasons:

1. The Wagners' property is located near the end of the proposed drainage district with all the water from the district accumulating on, at, or near their property. See Exhibit "A" that reflects the location of their properties. As noted by the report of Veenstra & Kimm, Inc. the topography is very flat and generally the ground slopes from the north to the south, but this proposed ditch runs from east to west. What is troubling is that the proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources then drains into Snyder's Bend, a Missouri River oxbow. What would be the cost of the right of way to do so? This area is full of debris and would need to be cleaned out (not touched since the 1930s) as well or the water would accumulate and create standing water. (See the attached discussion by Sundquist Engineering regarding the likelihood of two feet of standing water marked as Exhibit "B".)
2. The Wagners would lose 40 feet of frontage. The flow of water is an issue. This concerns them that the water will pool near their houses and farm and not be able to drain out efficiently and that it will cause significant damage to their property. Plus it eliminates usable farmland and significantly reduces the value of their properties. All of the damages are yet to be determined.

3. There are better alternatives available, including running the ditch south. The Wagners have been in contact with Sundquist Engineering who has drafted a more logical route with better slope, a shorter route, better water flow, and less width to the ditch. A copy of the concept is attached as Exhibit "C". This also keep water away from the housing development where the water would likely adversely affect the houses.
4. From a technical perspective it is noted that the Petition from the City of Salix requested approximately 594 acres be in the district. Yet the design before the Board is now 1100 acres. This garners far more water, expense for design, etc. and if adopted will require a separate assessment schedule for the additional lateral ditch.

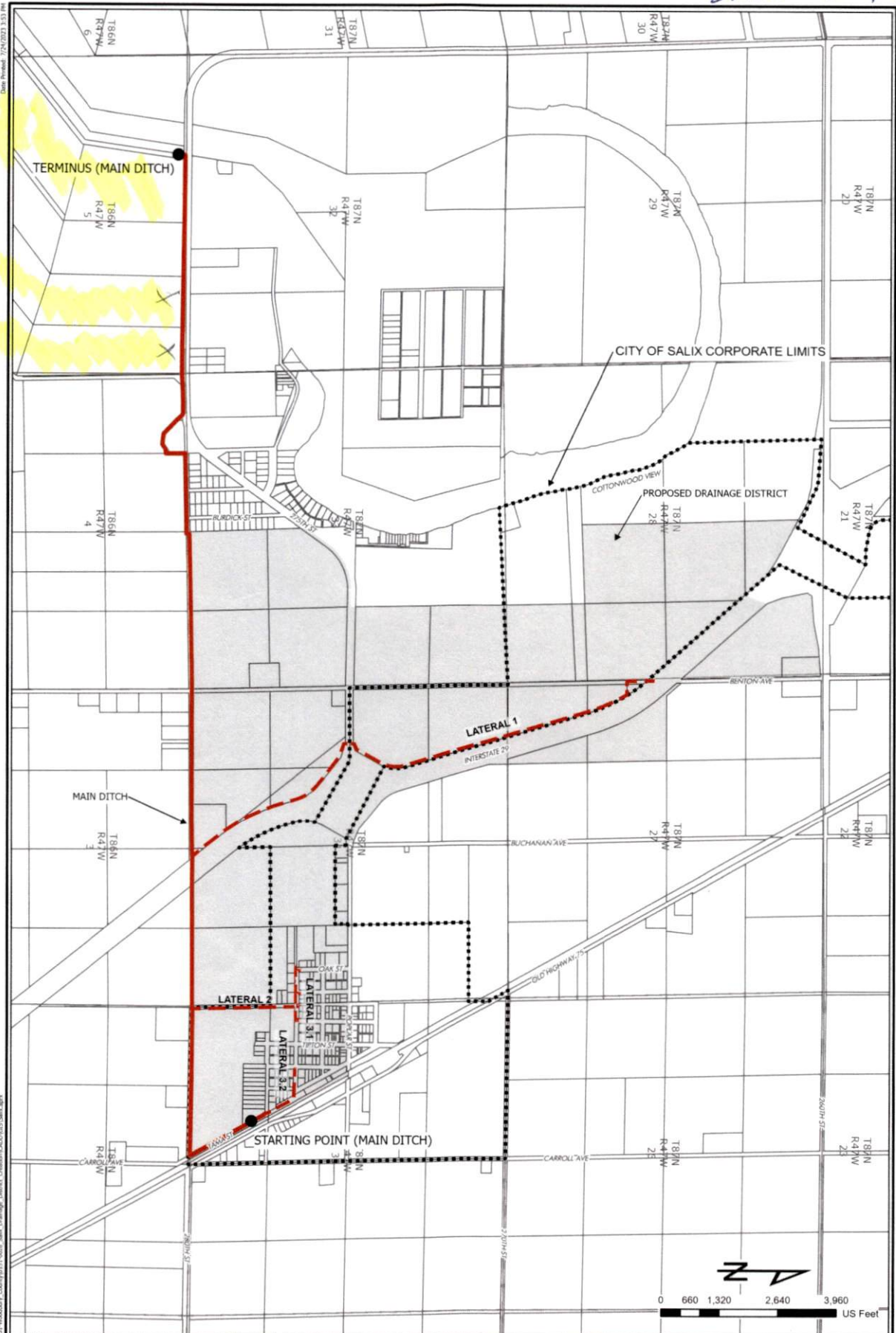
It is respectfully requested that the current design be rejected and that the Board direct the City of Salix and their engineers review these issues and advise as to the use of the alternative design presented.

Respectfully submitted,



DANIEL D. DYKSTRA  
For the Firm

DDD/gl  
Enclosures  
1723-1



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**SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA**

203 Sergeant Square Drive, Suite B - Sergeant Bluff, Iowa 51054-0220  
712-943-5055 - 712-943-5088 (FAX) - 877-241-8009 (WATS)

NOTES:


SCALE: AS NOTED	DWG. NO.
DRAWN BY: CAP	EX.01
CHECKED: PEM	
APPROVED: PEM	
DATE: 9/12/2023	
ISSUED FOR:	PROJECT # 15126





Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels

Parcel ID	864705100005	Alternate ID	704190	Owner Address	WAGNER PAULA A
Sec/Twp/Rng	5-86-47	Class	A		1322 280TH ST
Property Address	1322 280TH ST	Acreage	50.47		SALIX, IA 51052
	SALIX				
District	0042				
Brief Tax Description	EX W 80 FT LOT E & W 80 FT LOT F 5-86-47				
	(Note: Not to be used on legal documents)				

Date created: 11/16/2023  
Last Data Uploaded: 11/15/2023 10:34:20 PM

Developed by Schneider GEOSPATIAL

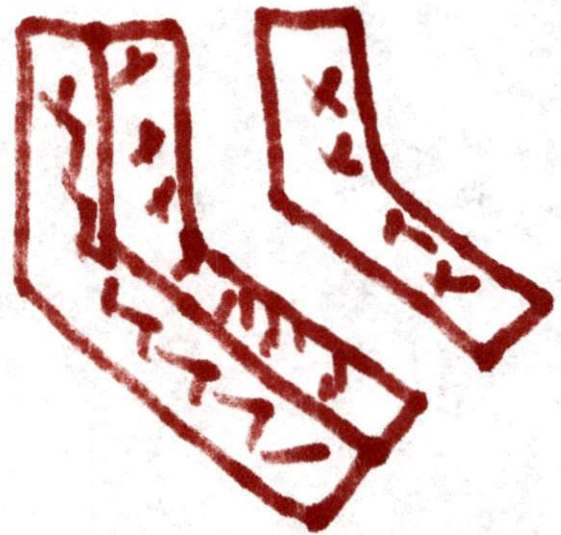




EXHIBIT "B"

REVIEW OF ENGINEER'S REPORT  
FOR  
PROPOSED SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	 11/17/23 TROY J. GROTH, P.E. #14450 DATE
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
	PAGES OR SHEETS COVERED BY THIS SEAL: 1 THRU 4 OF 4

SUNDQUIST ENGINEERING, P.C.  
Consulting Engineers

November 2023  
SE# 12223





**SUNDQUIST**  
ENGINEERING, P.C.

*"The Foundation of Excellence"*

November 17, 2023

Wallace J. Wagner  
1358 280<sup>th</sup> Street  
Salix, IA 51052

RE: REVIEW OF ENGINEER'S REPORT  
WRITTEN BY VEENSTRA & KIMM, INC.  
PROPOSED SALIX DRAINAGE DISTRICT

Dear Mr. Wagner:

In accordance with your instructions, I have reviewed the Engineer's Report for the proposed Salix Drainage District filed with the Woodbury County Board of Supervisors by Veenstra & Kimm, Inc.

The results of my review of the report are as follows:

#### **CHANGE TO PETITION**

The proposed district boundary does not comply with the petition. The petitioned district includes approximately 594 acres, all of which are located south of 275<sup>th</sup> Street. However, the boundary proposed in the Engineer's report includes approximately 1100 acres, an 85% increase. These additional acres are all located north of 275<sup>th</sup> Street. This change was initiated by a local landowner and undoubtedly resulted in additional survey and design costs. Should the lateral ditch meant to serve this additional area be included in the established district, a separate assessment schedule for this lateral ditch would be warranted.

#### **OUTLET SWALE**

The proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources (DNR) which drains into Snyder's Bend, a Missouri River oxbow. The plan does not indicate any right-of-way (R-O-W) will be acquired along the swale. This swale is overgrown with trees and brush and there is currently 1.5 feet of water standing in the 280<sup>th</sup> Street culverts despite the area being in a moderate drought condition (see Drought Map of Iowa below). The ditch is dry 0.7 miles downstream of 280<sup>th</sup> Street which indicates there is a drainage obstruction within the swale. The trees, down timber, and vegetation within the swale will likely continue to cause obstructions.

The plans show the flowline elevation of the swale is approximately 1068, thus the elevation of the water standing in the swale is 1069.5. Since the proposed ditch elevation at its outlet is 1067.3, if the ditch was constructed today there would be over 2 feet of water standing in it. The proposed ditch grade is 2.5 feet per mile; thus, the standing water would back up the ditch for 0.8 miles which is essentially the entire length of the ditch along the paved portion of 280th Street.

To eliminate the standing water would require the 1.05-mile-long swale be cleaned out and maintained. The DNR's management practices typically don't align with drainage needs and thus this swale should not be relied upon as an outlet for a drainage ditch.

### **ALTERNATIVE MAIN DITCH LOCATION**

The main ditch length from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280<sup>th</sup> Street is 2.80 miles. Using the alternative ditch route shown on the attached aerial photograph results in a ditch length of 2.25 miles from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280<sup>th</sup> Street. This shorter distance will yield a beneficial steeper slope resulting in higher velocity flows thus keeping the ditch cleaner. Also, the higher velocity flows should reduce the required width of the ditch.

This alternative route will provide for an outlet fully controlled by the proposed drainage district without reliance on the DNR for maintenance. This route also eliminates multiple entrance crossings and their associated culverts, thereby reducing initial costs and future maintenance. Finally, the number of residential parcels from which R-O-W will be acquired is reduced thus saving in R-O-W acquisition costs since residential property typically has a higher value per acre than agricultural property.

Respectfully submitted,

SUNDQUIST ENGINEERING, P.C.



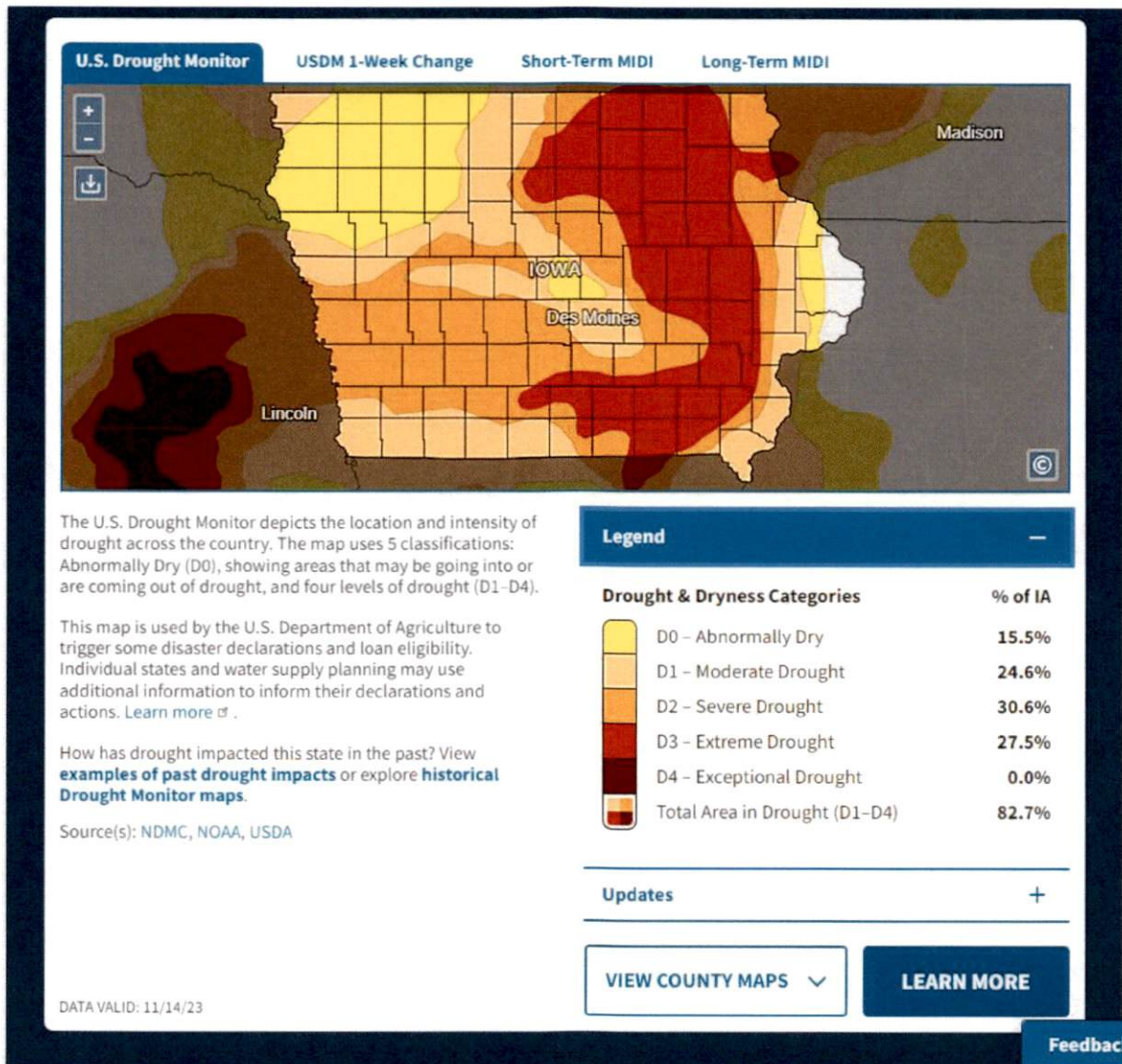
Troy J. Groth, P.E.

TJG/ksg  
Attachments  
File – 12223



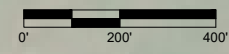


Drought Map of Iowa (source: <https://www.drought.gov/states/iowa>)









DATE	REVISIONS

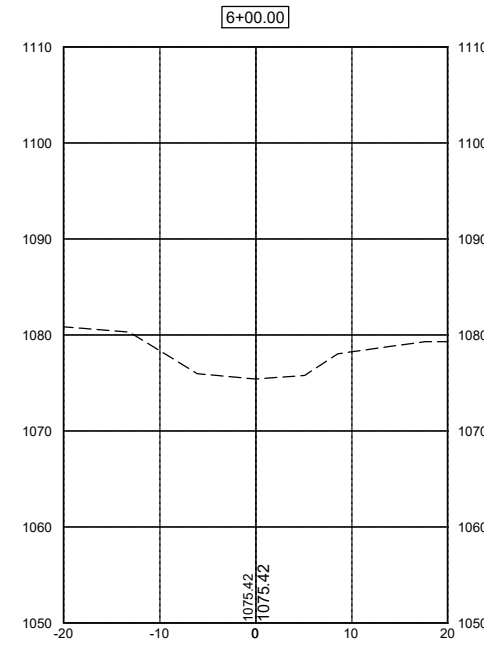
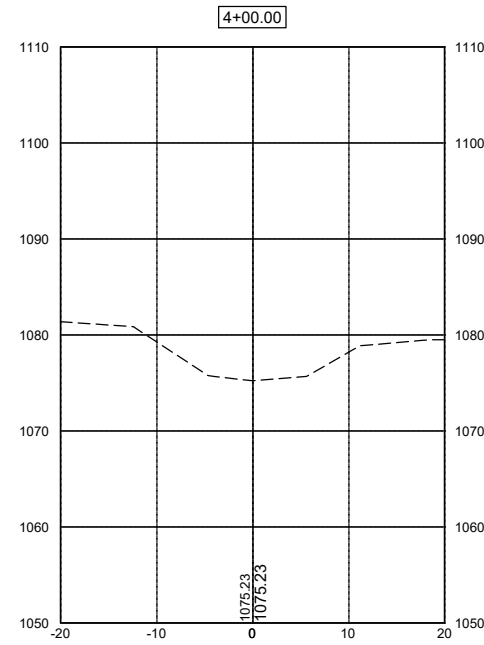
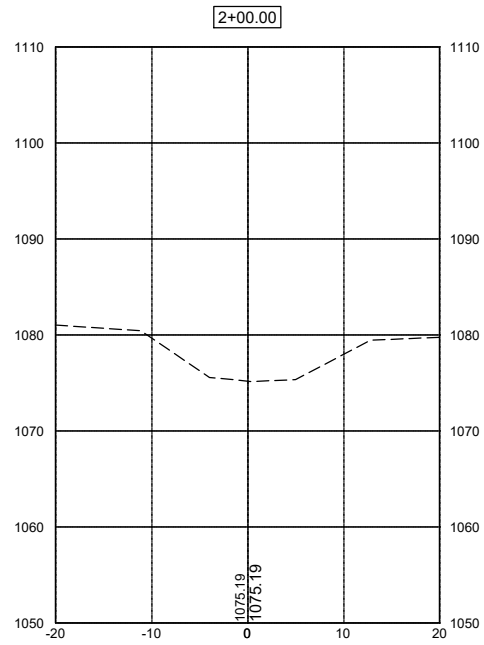
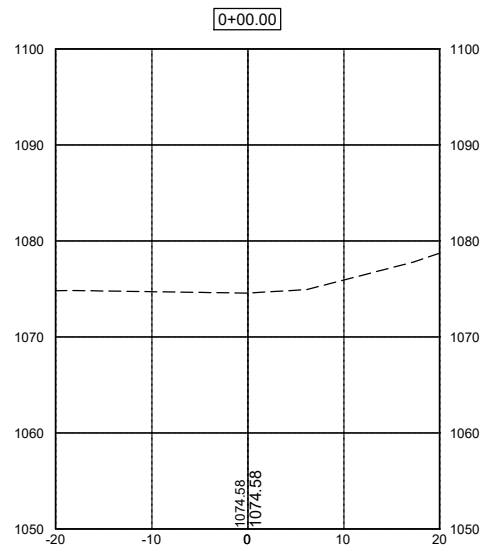
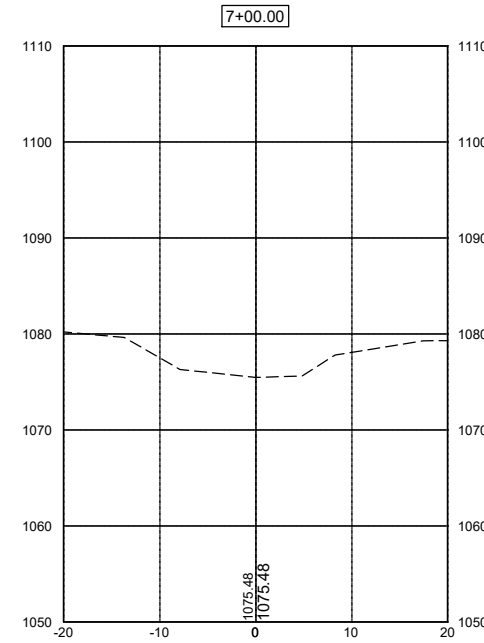
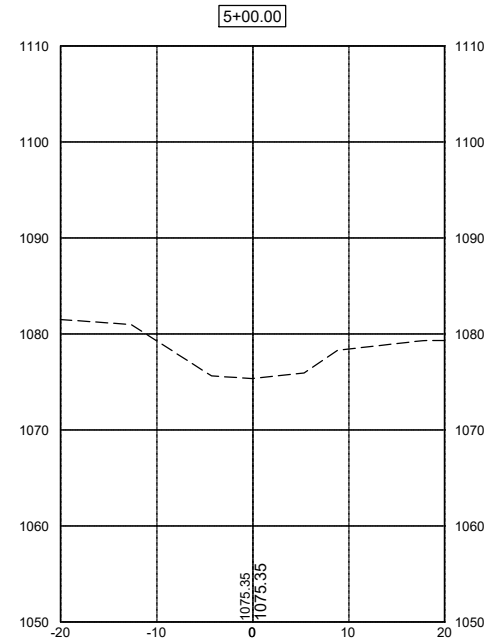
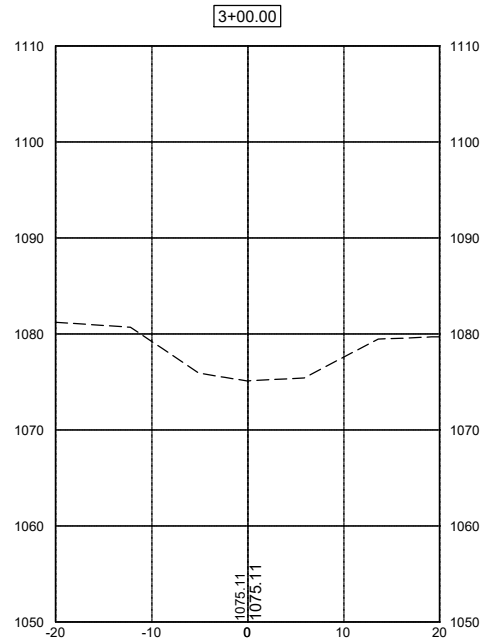
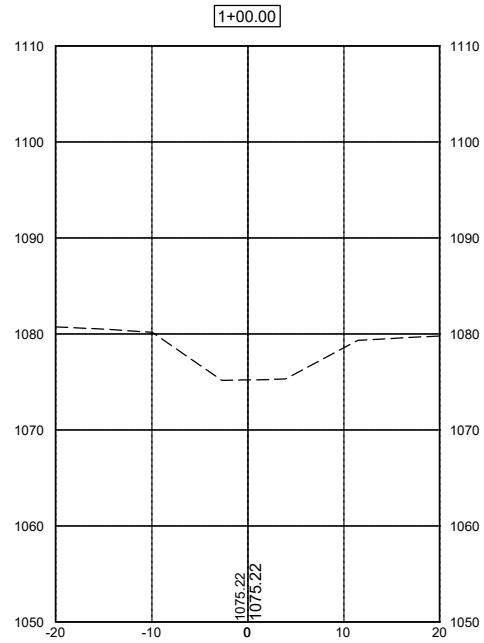
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CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



**SALIX DRAINAGE DISTRICT**  
**WOODBURY COUNTY, IOWA**  
 203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220  
 712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

**OVERALL PLAN**

DWG. NO.
D.01
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
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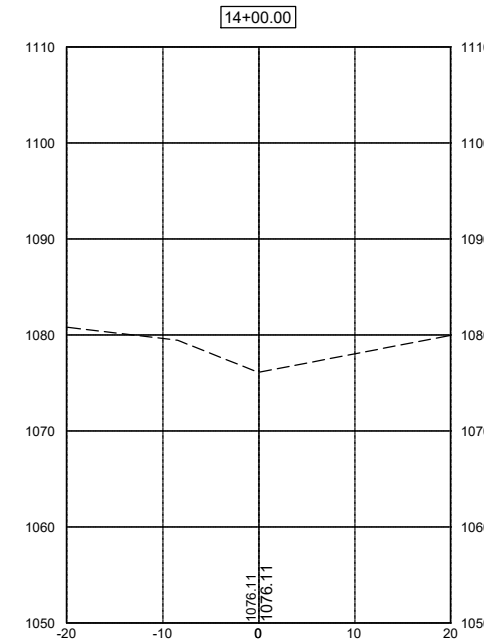
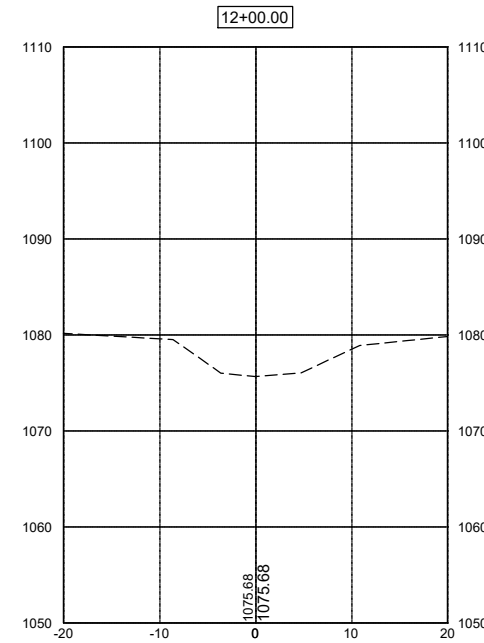
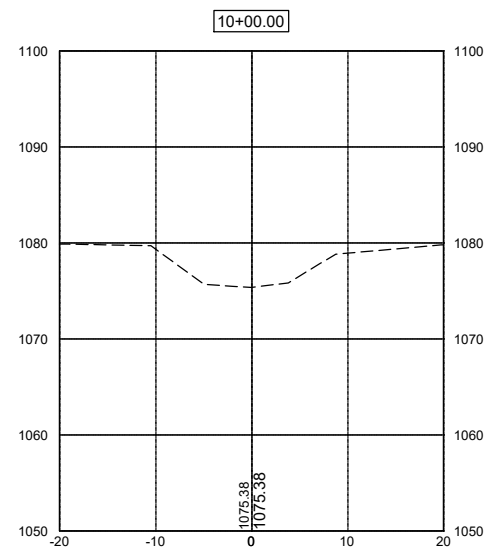
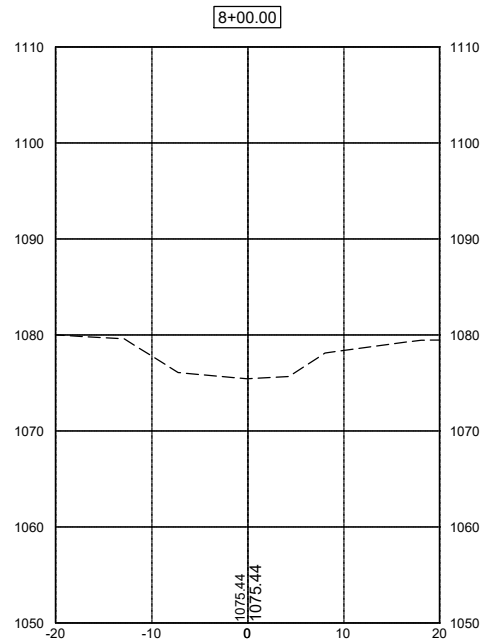
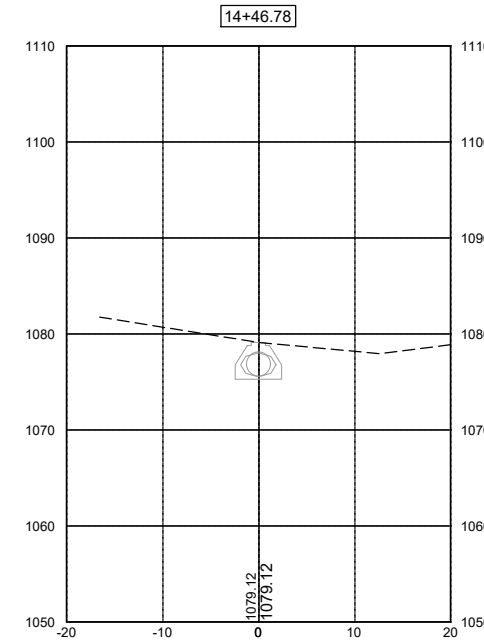
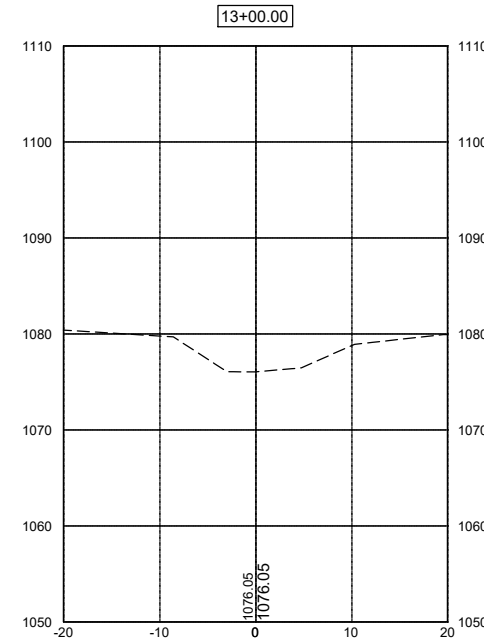
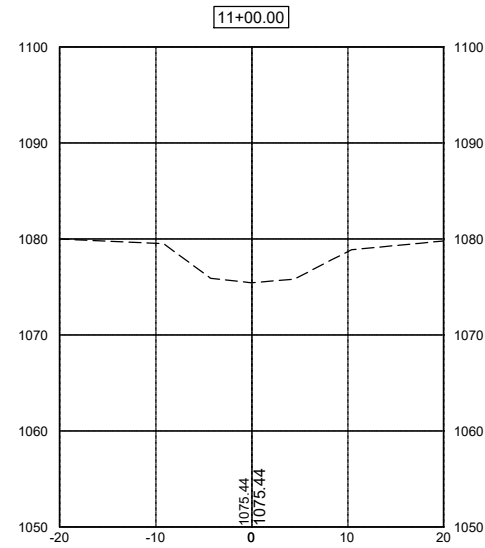
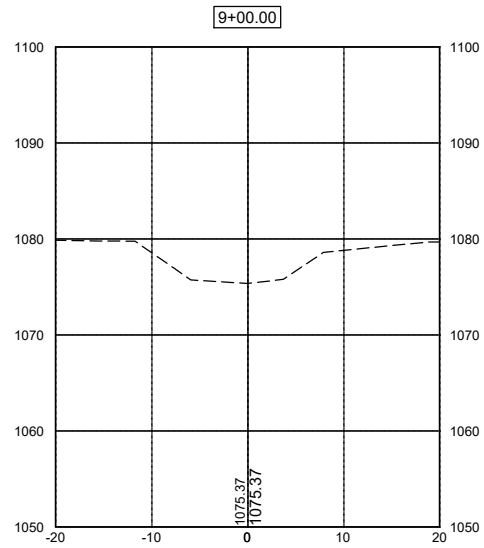
SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

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EAST LEG CROSS SECTIONS

DWG. NO.
W1
PROJECT 15126





DATE	REVISIONS

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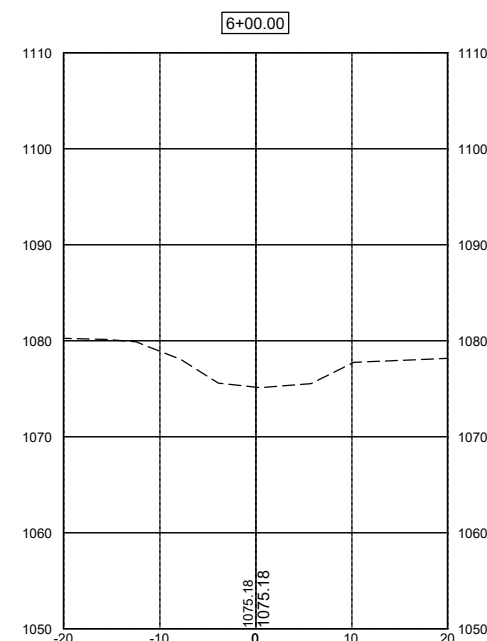
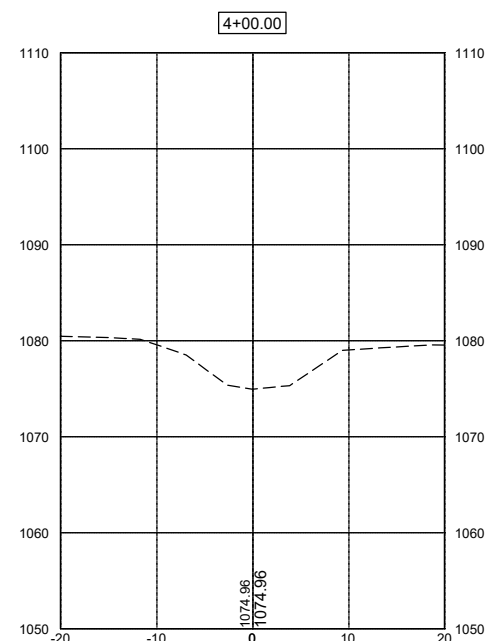
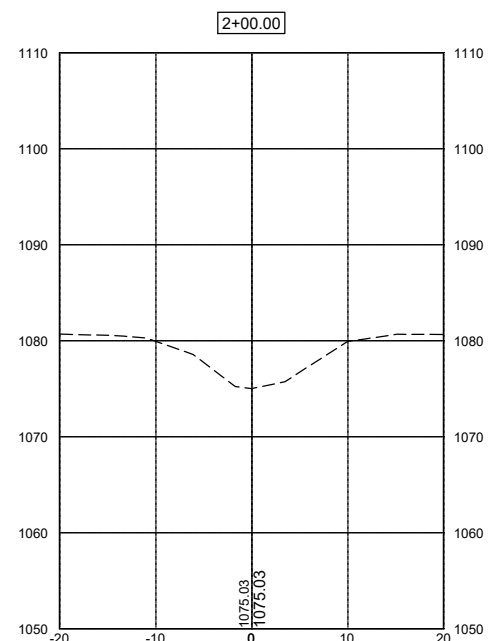
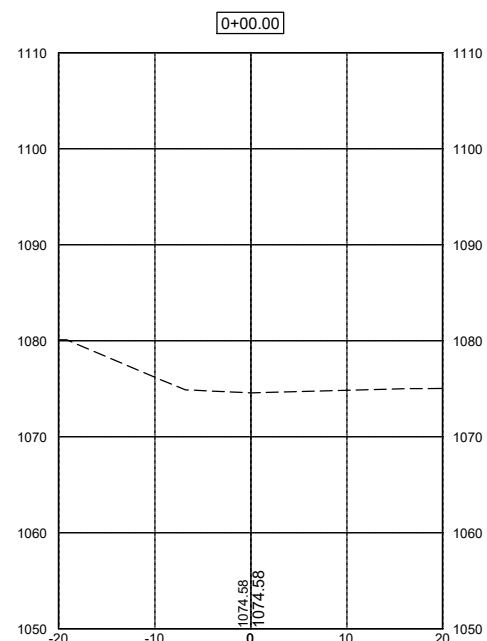
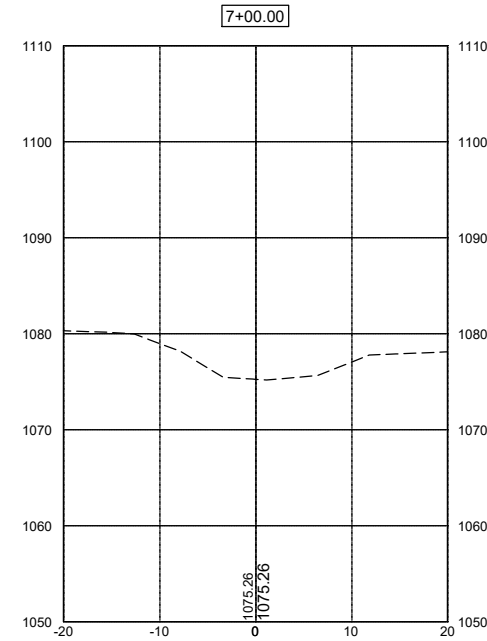
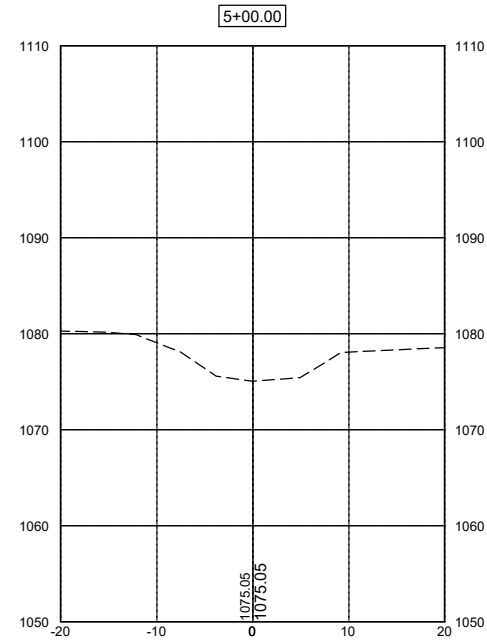
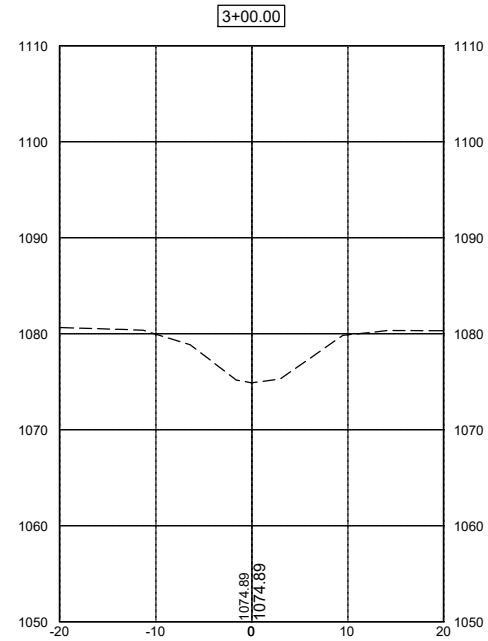
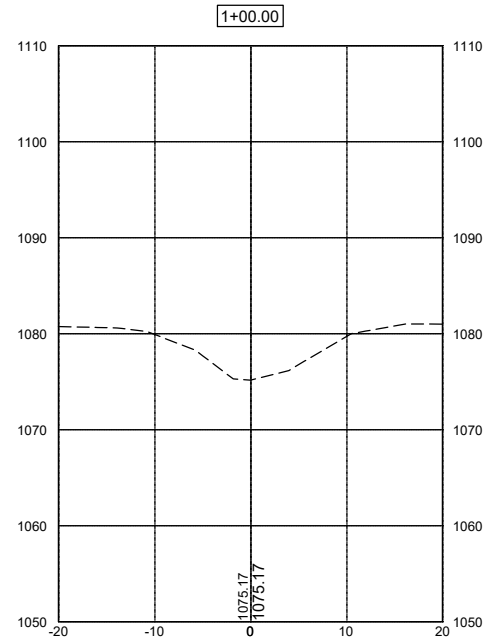


SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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EAST LEG CROSS SECTIONS

DWG. NO.
W2
PROJECT 15126



DATE	REVISIONS

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APPROVED	PEM
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ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

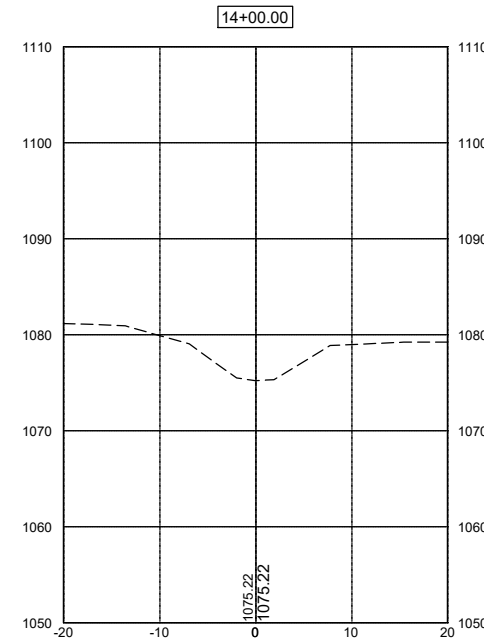
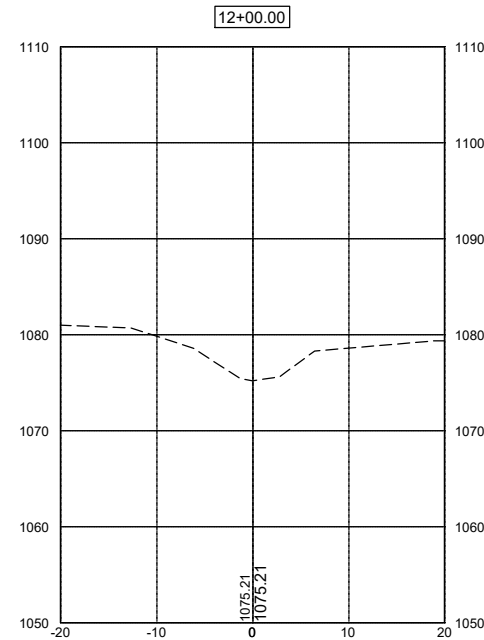
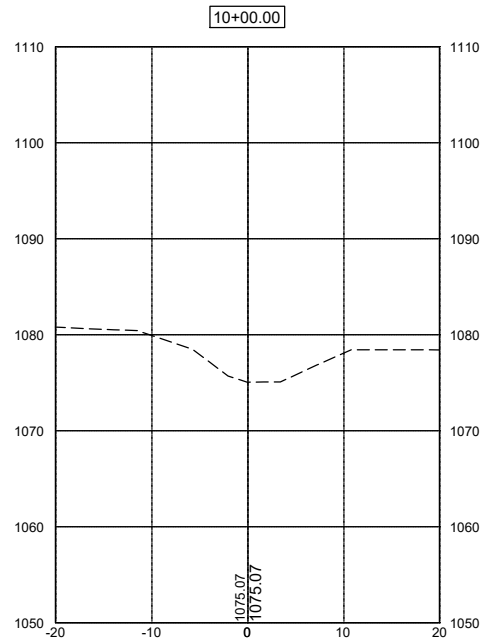
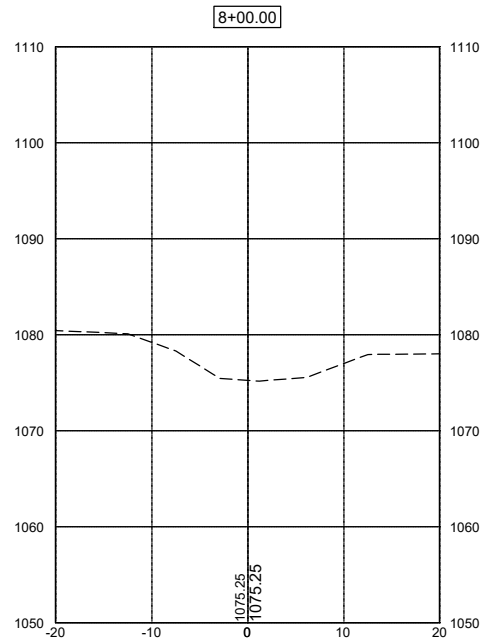
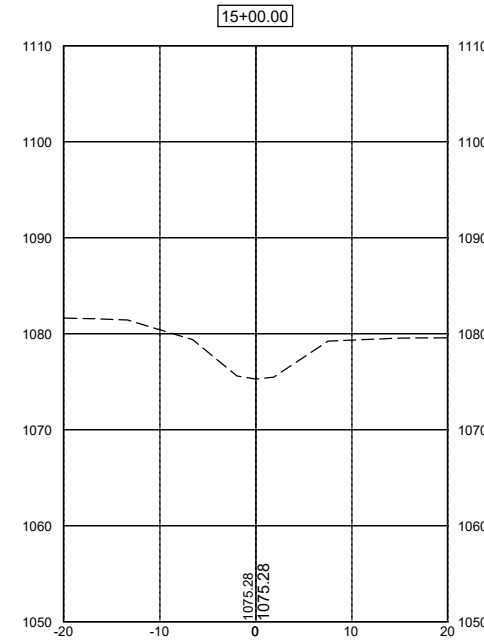
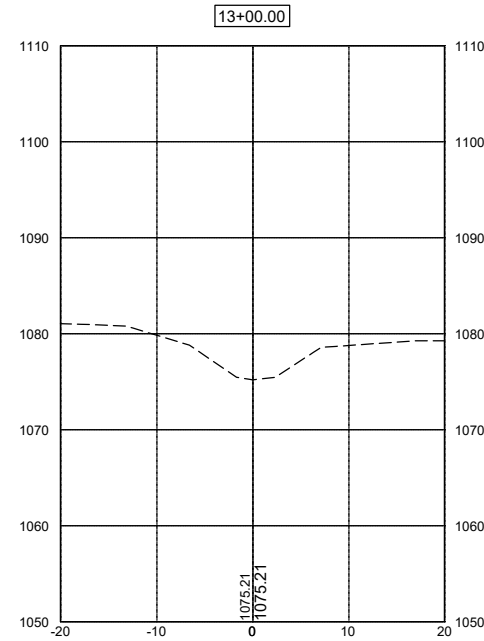
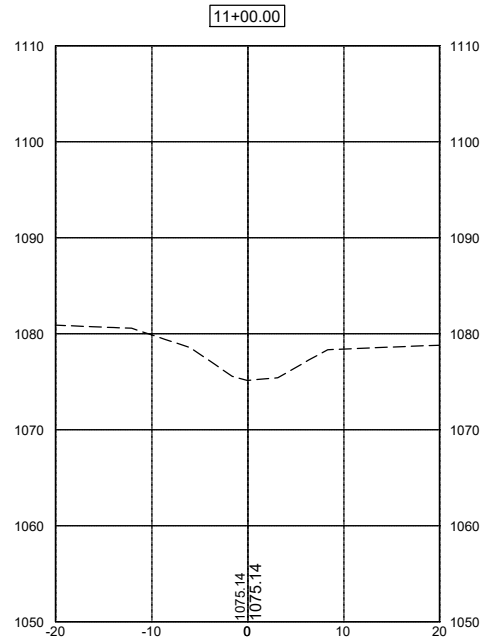
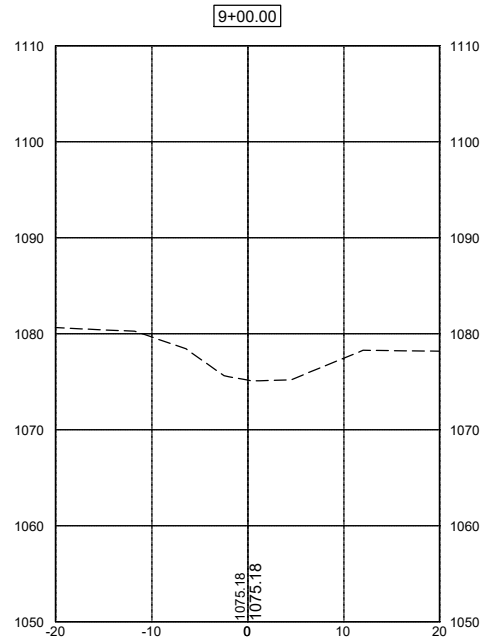
203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220  
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W3
PROJECT 15126

X-REFS: 15126 AMENDED REPORT  
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DATE	REVISIONS

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DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT

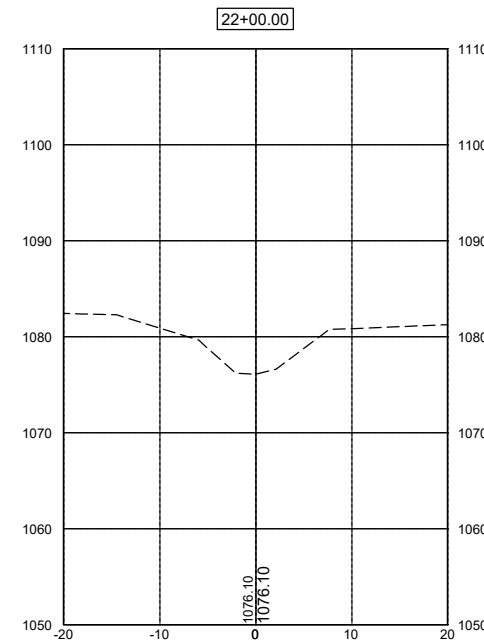
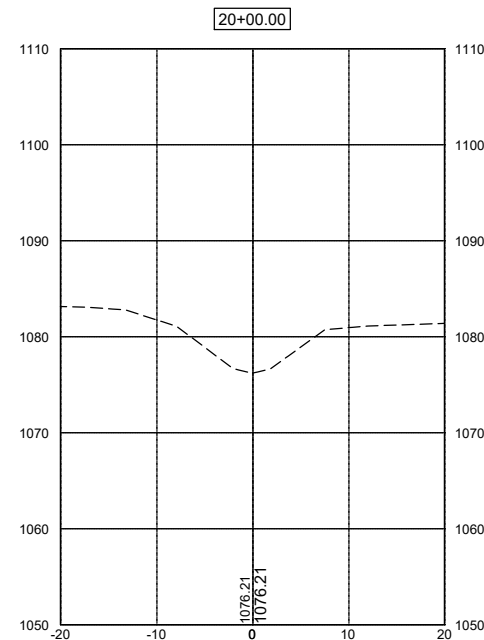
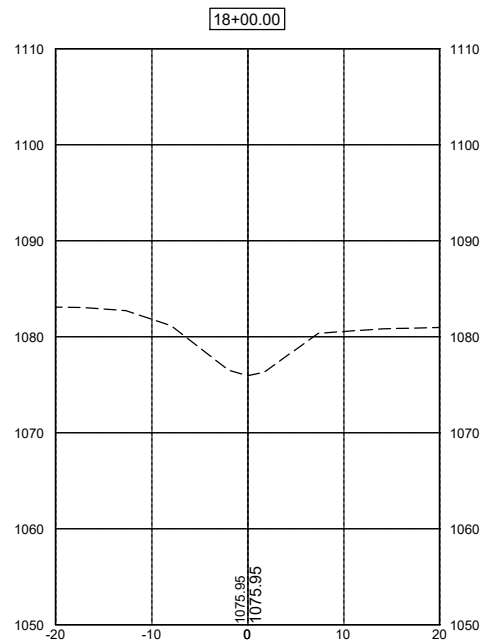
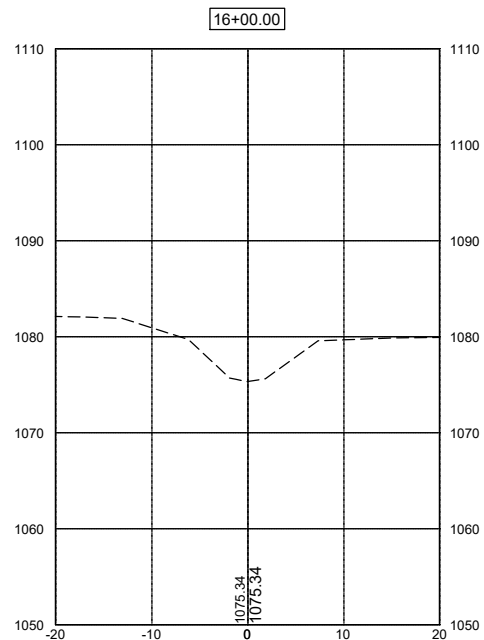
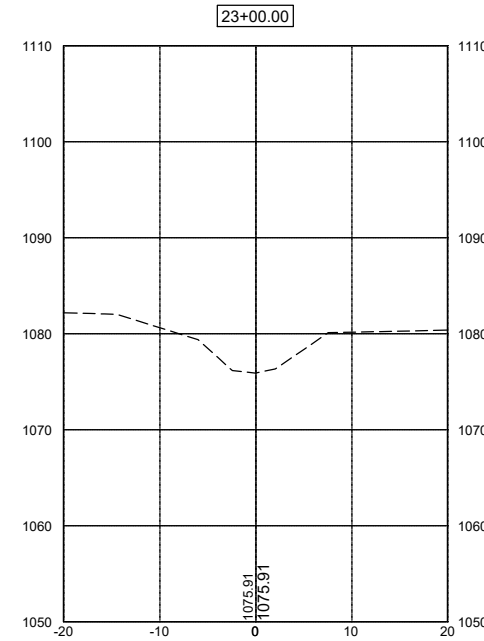
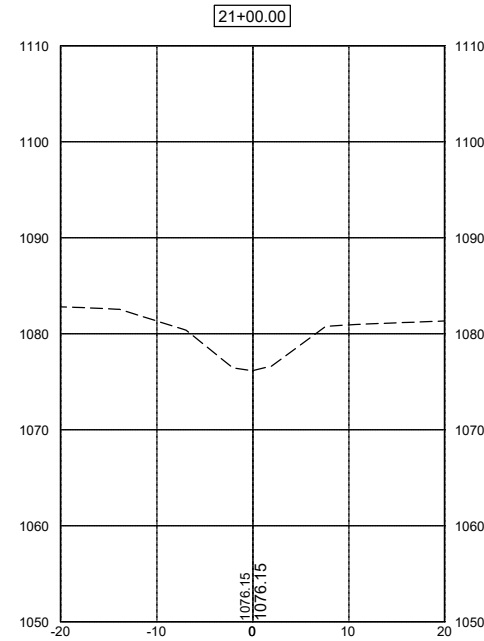
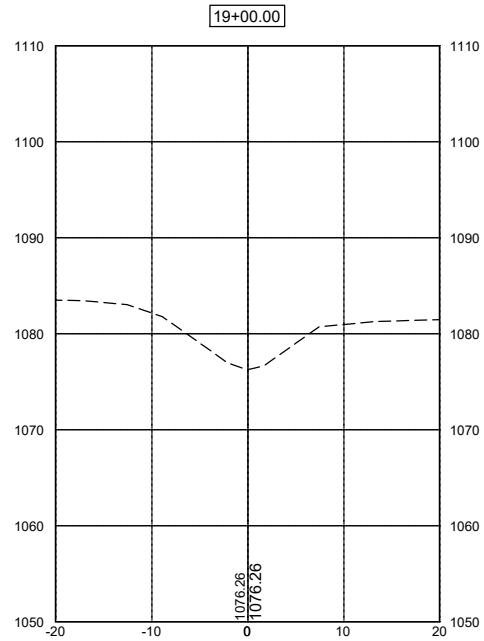
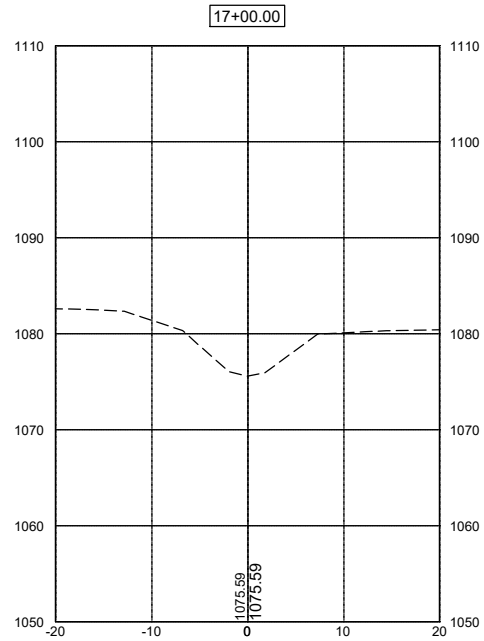


SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W4
PROJECT 15126



DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	PEM
		APPROVED	PEM
		DATE	09-12-2023
		ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

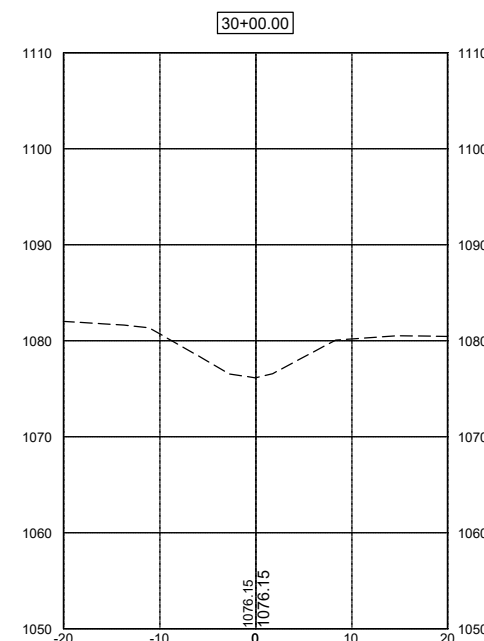
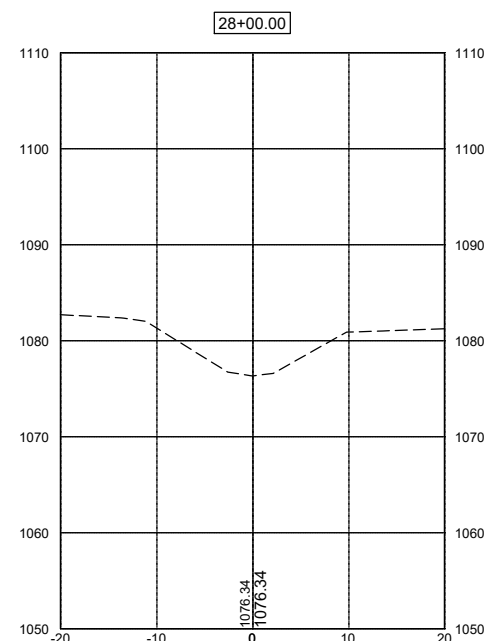
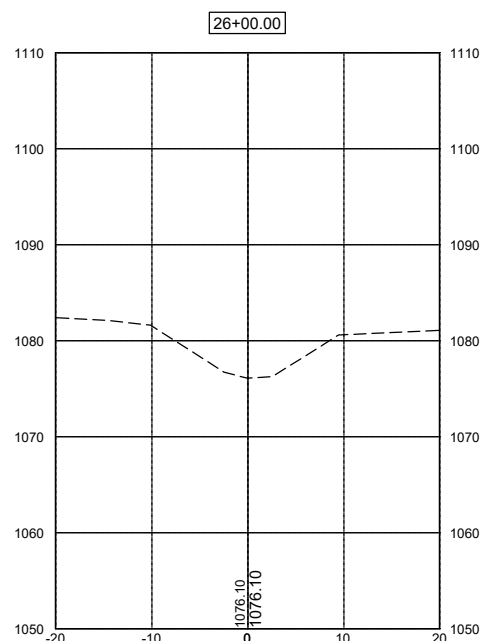
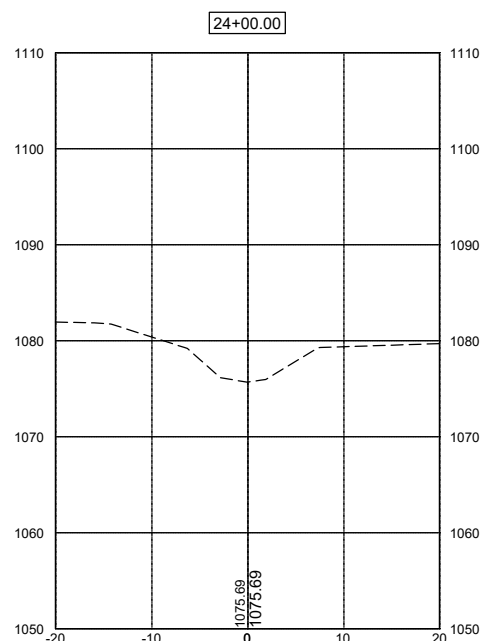
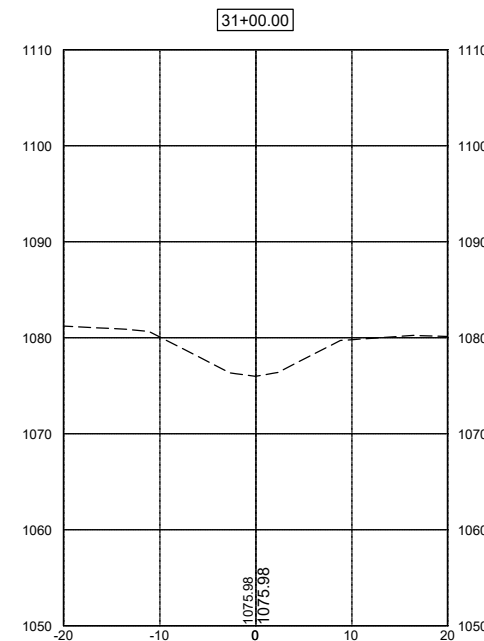
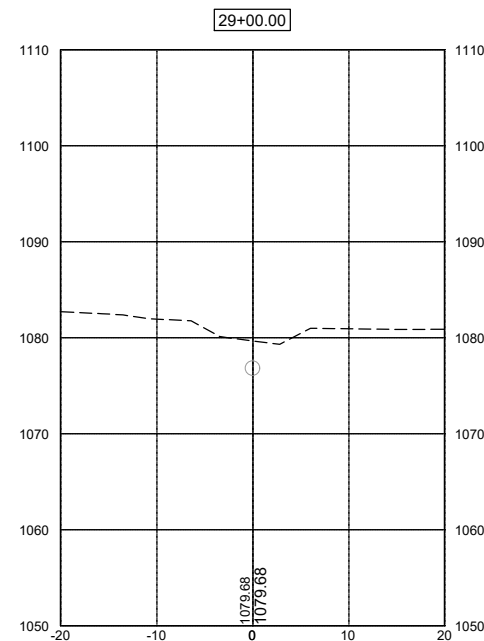
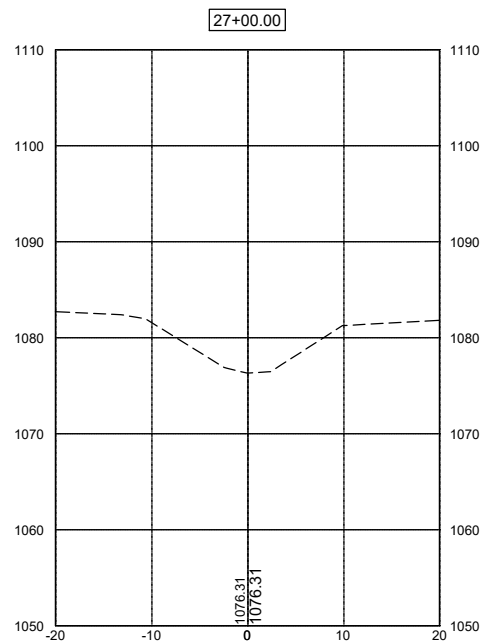
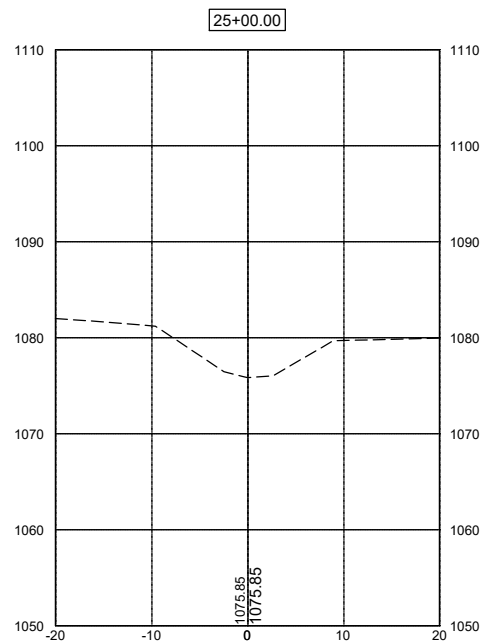
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W5

PROJECT 15126

X-REFS: 15126 AMENDED REPORT  
 FILE PATH: \\VKS\SGT-FS\SGTSHARE\01000151-WOODBURY\_COUNTY\0151-0026\_SALIX\_DRAINAGE\_DISTRICT\_CREATION\CADD\_PRODDRAWINGS\AMENDED REPORT\AMEN W1-10

PLOTTED: Wednesday, December 4, 2024 1:12:06 PM



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



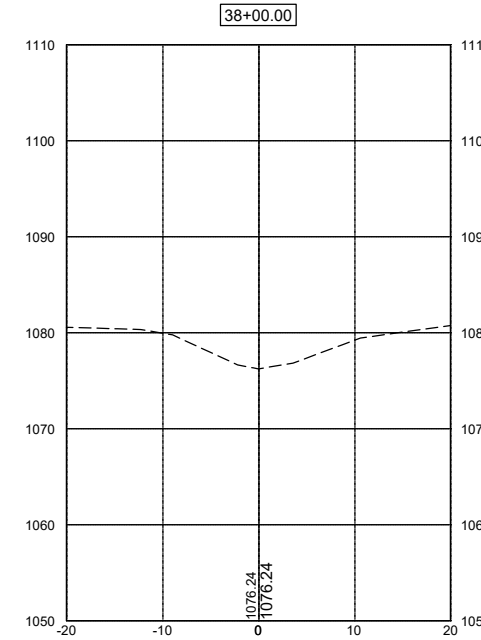
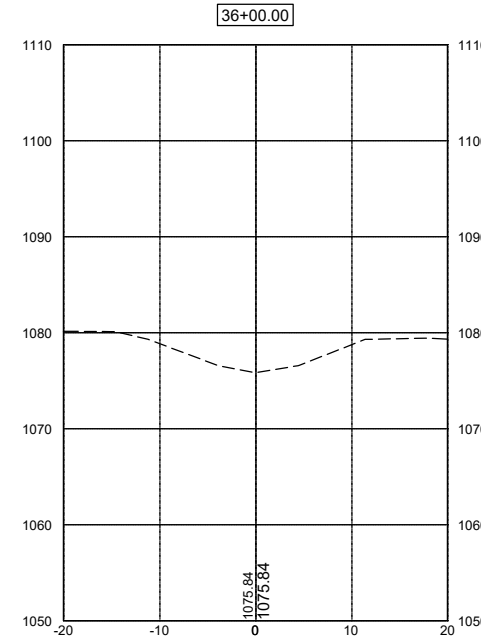
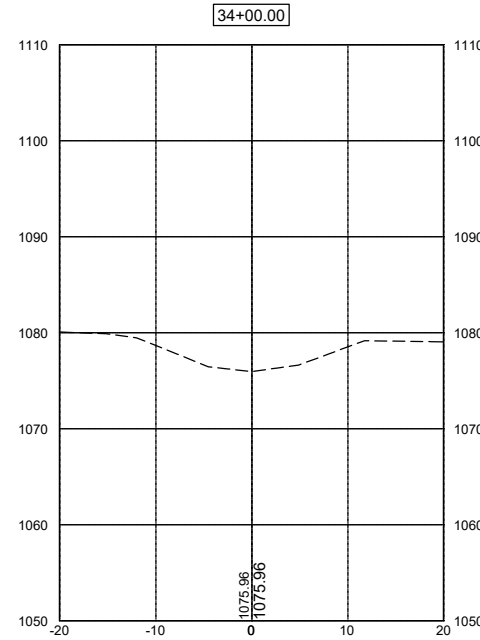
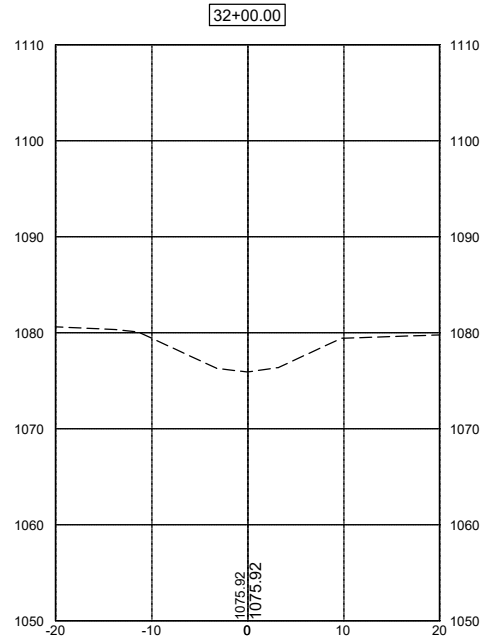
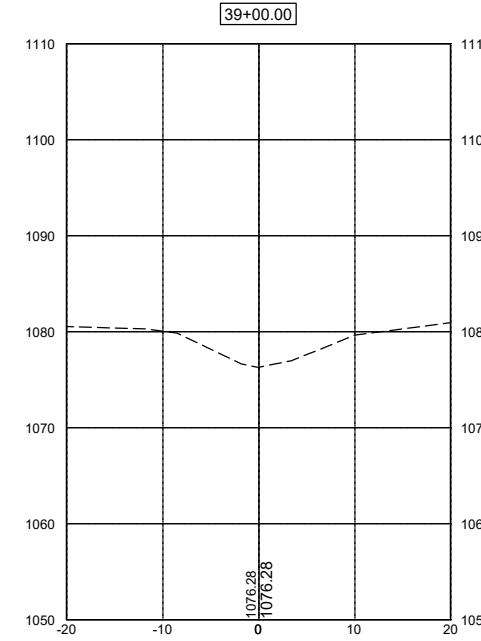
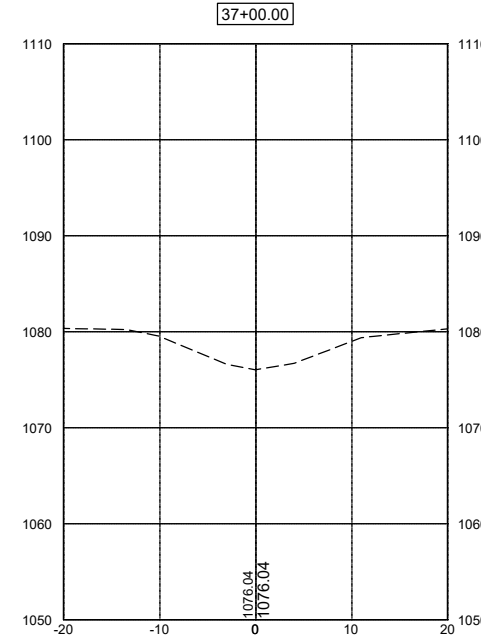
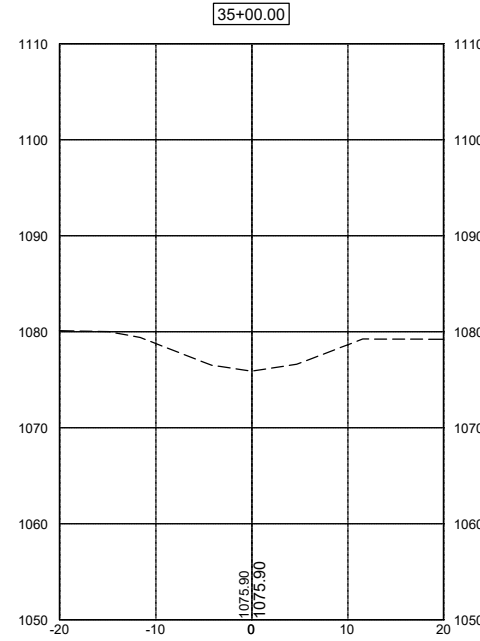
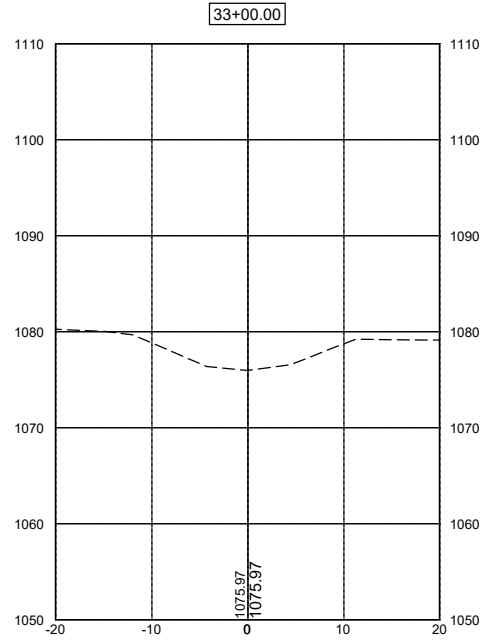
SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W6
PROJECT 15126





DATE	REVISIONS

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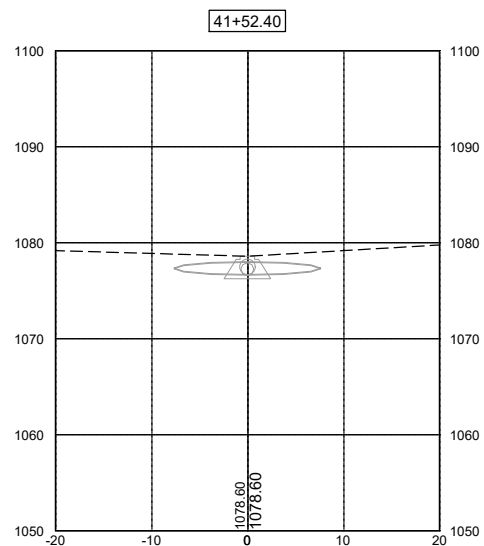
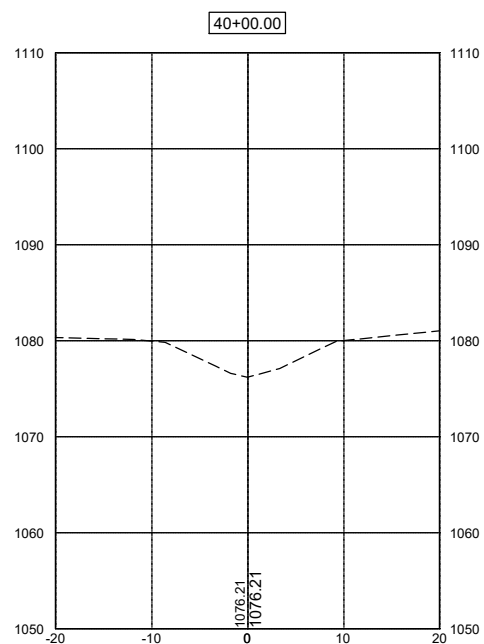
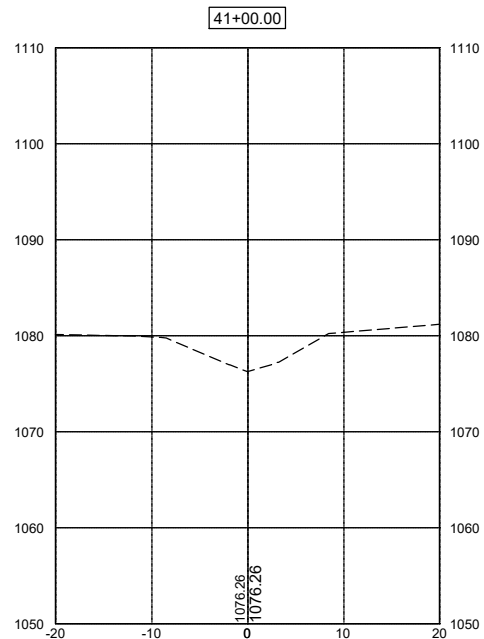


SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W7
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
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SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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 712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W8
PROJECT 15126



# **SALIX DRAINAGE DISTRICT**

## **REPORT FOR CREATION OF DRAINAGE DISTRICT**

**AMENDED DECEMBER 10, 2024  
SALIX, IOWA**



**VEENSTRA & KIMM INC.**  
203 Sergeant Square Drive, Suite B // P.O. Box 220  
Sergeant Bluff, Iowa 51054

712.943.5055 // 877.241.8009  
www.v-k.net

December 10, 2024

Woodbury County Board of Supervisors  
Attn: Patrick Gill, Auditor  
620 Douglas St. #106  
Sioux City, Iowa 51101

RE: REPORT FOR CREATION OF DRAINAGE DISTRICT

Dear Mr. Gill,

A petition dated November 14, 2022, was filed with the Board of Supervisors. A copy of the petition is included in this report. The petition requests the creation of a new drainage district to afford the City of Salix and surrounding landowners with an alternative outlet for stormwater. The current outlet has been a pump into the Farmers Drainage District through an agreement that was to be terminated in December 2023, therefore the petition requests a new outlet. The formation of a new drainage district requires the utilization of Iowa Code Section (IC) 468. As part of IC 468, an engineering report is required. An agreement for professional services required for the creation of the drainage district was signed on April 18, 2023, by and between Woodbury County Board of Supervisors and Veenstra & Kimm, Inc.

Enclosed is the amended report as requested by the Woodbury County Board of Supervisors. It is intended that the report meets the requirements of Iowa Code 468.12. The report includes the starting point, route, and terminus of two laterals and the main ditch. It also includes the plat, profile, and width of each drain and levee. Also included are easement plats showing the location and acreage of land required from each 40-acre tract of land. The report includes the boundary of the proposed drainage district including other lands that will be benefited or otherwise affected by the proposed improvements. Opinion of probable costs for the proposed improvements required for the creation of the drainage district is included in the report.

It is recommended that the Woodbury County Board of Supervisors review the report during the scheduled hearing on December 10, 2024.

Please do not hesitate to call me if you have any questions regarding the report. Thank you.

VEENSTRA & KIMM, INC.

Patrick Mouw, P.E.  
Project Manager / Sergeant Bluff Branch



**REPORT DOCUMENTS  
FOR  
CREATION OF  
SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA**

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



Signed:

Date:

12/04/2024

Patrick E. Mouw, P.E.

Iowa License No. 20839

My license renewal date is December 31, 2025

Detailed parts covered by this seal:

ALL

Prepared by  
VEENSTRA & KIMM, INC.  
Sergeant Bluff, Iowa

- 1** REPORT SUMMARY
- 2** OPINION OF COST
- 3** PARCEL INFORMATION
- 4** MAP OF PROPOSED DRAINAGE DISTRICT
- 5** PROPOSED DRAINAGE DISTRICT EASEMENTS
- 6** PETITION
- 7** PUMPING AGREEMENT
- 8** OBJECTION
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# DRAINAGE DISTRICT CREATION

## REPORT SUMMARY

Soon after signing the Agreement for Professional Services for the creation of the Salix Drainage District between the Woodbury County Board of Supervisors, acting as Trustees for the Salix Drainage District, and Veenstra & Kimm, Inc., a meeting was held by Veenstra & Kimm with two of the petitioners for the establishment of the drainage district. They requested that the district have the approximate boundary of the Union Pacific Railroad on the east, 275th Street (Poplar Street) on the north, 280th Street on the south, and the west line of the NW and the SW of the SE quarter of section 33-87-47 on the west. These boundaries were shown on the map submitted with the Petition dated November 14, 2022. A copy of the Petition is included with this report.

Shortly after the meeting, Veenstra & Kimm, Inc. began surveying the lands. The topography is very flat. Generally, the slope of the ground within the proposed district slopes from the north towards the south and excluding the appearance of an old oxbow in the southeast corner of the district, the ground also slopes from the east to the west. These factors and others lead to the proposed establishment of the Main Ditch being placed predominantly along 280th Street.

After the initial surveys were completed, Rick Patterson approached the petitioners and the engineer requesting that some of his land be included in the district. Rick Patterson initially requested a lateral along Benton Avenue commencing at 280th Street and continuing north to the Interstate 29 right-of-way. However, after the initial design was completed, it was determined that buildings, trees and grain bins would need to be removed in order to develop the ditch. It was therefore determined that Lateral 1 would best be placed predominantly parallel with Interstate 29 rather than along Benton Avenue.

Regarding capacity of the ditch, a 5-year storm event was utilized. This required a 20' wide bottom width with 3 horizontal to 1 vertical side slopes from the outlet to near station 51+00. Continuing upstream the bottom width decreased to 12'. This was possible due to the depth of the ditch. At the outlet the average depth of the ditch is approximately 6', which increases to approximately 9' upstream from station 51+00. At the confluence with Lateral 1 the ditch bottom decreases again, down to 4'. This 4' width is maintained through the remaining length of the main ditch.

The main ditch slope of the profile is designed at a rate of 0.0474% or 2.5' per mile from the outlet to station 42+92.91. From station 42+92.91 to station 55+36.65 the slope of the profile is 0.294% or 15.5' per mile. Near this location there is a significant change in elevation of the ground, thus the significant change in slope. From station 55+30.65 to the beginning of the main ditch the slope of the profile is 0.0228% or 1.2' per mile. Other slopes in this portion were reviewed. However, this slope proved to be the lowest cost when reviewed based on hydraulics, right-of-way, and construction of the ditch. It also afforded positive drainage for Lateral 1 and Lateral 2.

Lateral 1 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proven to be problematic for the use of conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0242% or 1.28' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 1 and the 30" RCP culvert under Interstate 29.

Lateral 2 was designed with a bottom width of 4' and 3 horizontal to 1 vertical side slopes. Within portions of the lateral the bottom width could have been reduced for hydraulic capacity, however construction of a ditch with narrower bottom widths has previously proven to be problematic with conventional construction equipment and thus was not recommended. The slope of the ditch profile is 0.0869% or 4.59' per mile. The profile was determined from the flowline of the main ditch at the confluence of Lateral 2 and the flow line of the 15" RCP culvert near the intersection of Lakeport Street and Maple Street.

Lateral 3 as shown in the original proposed design is the existing storm sewer system of the City of Salix, Iowa. In conversations with the petitioners, it was recommended that this be included in the plans for the creation of the drainage district.

Prior to the public hearing scheduled for November 21, 2023, an objection to the proposed creation of the Salix Drainage District was filed by Heidman Law office on behalf of The Wagners. They are against the design and the location of the ditch being next to their property. At the hearing it was decided to postpone a decision and schedule a follow up hearing to be held on February 20, 2024. It was also requested that prior to the follow up hearing, the engineer was to hold an informational meeting to discuss alternatives to the design and then to amend the report based on feedback from the informational meeting.

On January 18, 2024, an informational meeting was held by the engineer at the Woodbury County Courthouse. The goal of the meeting was to determine the preferred route from Salix, Iowa and west to Snyder Bend Lake. At the meeting, three proposed routes were presented. A preliminary estimate of cost and the typical cross sections for each route were provided. Discussion centered around the different options presented. None of the three proposed routes were preferred by the group. However, there was consensus on wanting to help the City of Salix find an outlet for their storm water. The City's agreement to pump storm water into the Farmers Drainage District was scheduled to terminate December 31, 2023. On December 18, 2023, the Farmers Drainage District agreed to extend the pumping agreement with the City of Salix to December 2025. The City of Salix was concerned that the agreement may not be extended again. Some people in the audience volunteered to contact members of the Farmers Drainage District to discuss a new agreement be reached between the two parties.

At the January 23, 2024, meeting of the Woodbury County Supervisors the public hearing that was originally scheduled for February 20 was postponed to the March 19, 2024, supervisors meeting.

At the March 19, 2024, Woodbury County Supervisors meeting, petitioner Kevin Nelson addressed the Supervisors regarding a positive meeting that had occurred between the Farmers Drainage District and the City of Salix. Kevin also addressed the Supervisors with a suggestion to minimize the drainage district to locations east of Interstate I-29 and have the outlet of the new drainage district drain into the Farmers Drainage District. Kevin Nelson also requested that the next public hearing be scheduled for June 18, 2024.

At the June 18, 2024, Woodbury County Supervisors meeting the scheduled June 18, 2024, public hearing was postponed to the August 20, 2024, meeting.

At the August 6, 2024, Woodbury County Supervisors meeting it was decided that the hearing scheduled for August 20, 2024, be postponed to the December 10th, 2024, meeting.

Since the supervisors meeting on March 19, 2024, the City of Salix has been collaborating with the Farmers Drainage District. On July 11, 2024, a five-year pumping agreement was signed. In addition, communication has been ongoing and future collaboration appears to be possible. Thus, the new proposed drainage district has been designed with the outlet at the currently installed pump in the northwest corner at the intersection of 280th Street and South Tama Street.

The new proposed main ditch will commence at the pump and proceed north along the west side of South Tama Street to the culvert outlet just south of Walnut Street. The main ditch will continue along the north side of 280th Street and the east side of Lakeport Street. As part of the report, the district will not be purchasing any additional right-of-way that is not already part of an existing easement. The proposed ditch will be within the existing easements of South Tama Street, 280th Street, and Lakeport Street. The existing main ditch has an approximate width of 10 feet to 4 feet and with a varied slope. As part of this report the exiting ditch elevations are shown in the Plans section.

Lateral 1 and lateral 2 are the existing storm sewer systems of the City of Salix, Iowa. In conversations with the petitioners, it is recommended that these be included into the plans for creation of the drainage district.

The above descriptions for the main ditch and laterals are general in nature. A more detailed description can be found in the easements portion of this report.



Opinion of Cost  
Salix Drainage District  
December 10, 2024

<b>ENGINEERS CONSTRUCTION ESTIMATE</b>				<b>\$0.00</b>
Engineering for Creation of Drainage District	LS	1	\$50,000.00	\$50,000.00
<b>ENGINEERS ESTIMATE</b>				<b>\$50,000.00</b>

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874734401003	1570	275TH ST	SALIX	SPENCER WARREN A & DIANE F
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874734401005	1584	275TH ST	SALIX	FRIGGE JOSEPH
874734401006				JOCHUM GREGORY & KRISTA
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874734426006		LAKEPORT ST	SALIX	JOCHUM GREGORY J & KRISTA D
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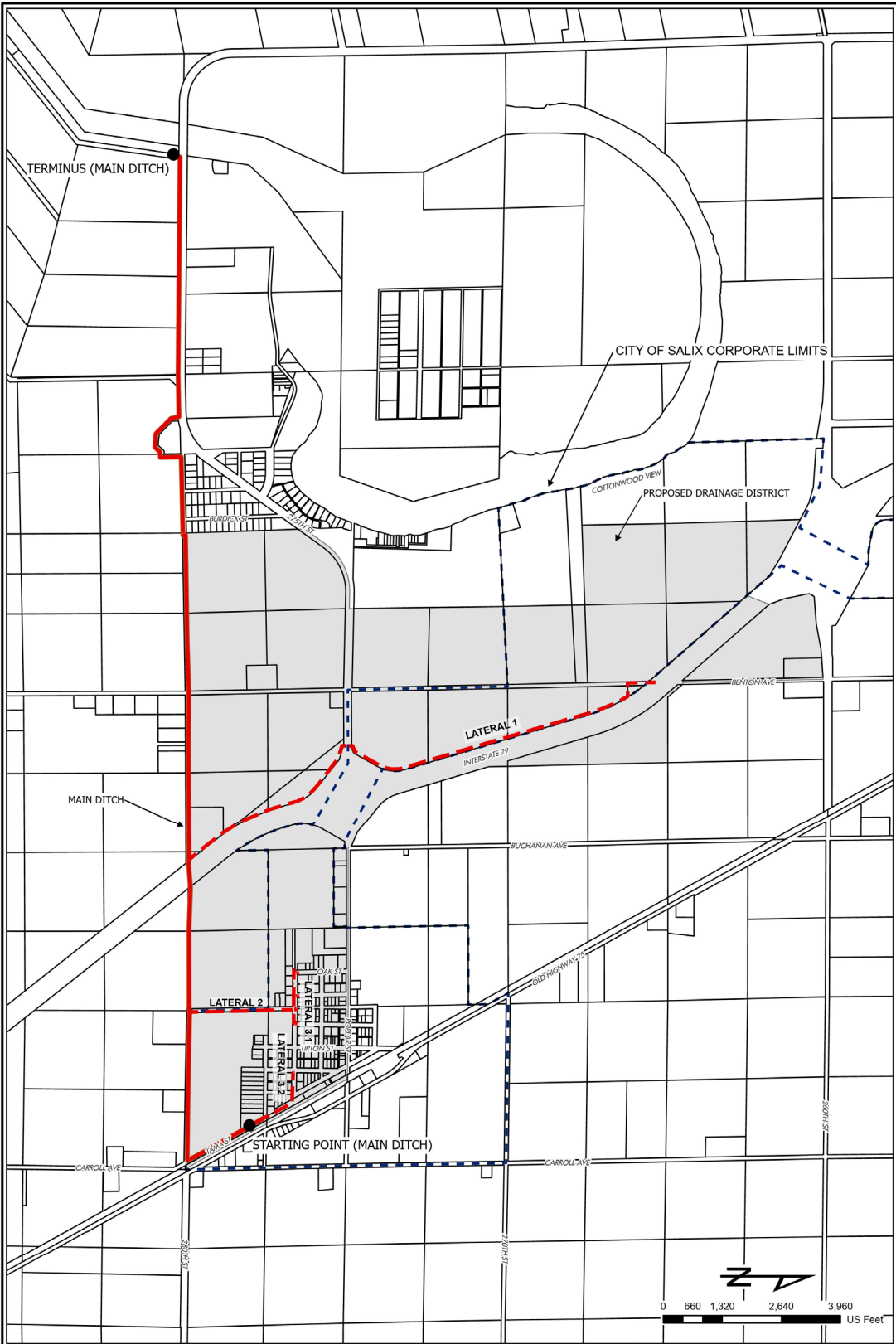
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874735301002	305	LAKEPORT ST	SALIX	CAMERER RALPH M
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874735301007	308	TRAVIS ST	SALIX	BURKHART JASON L & DENISE L
874735301008	502	WILLOW ST	SALIX	BRUNEAU WEYLIN J
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874735302004	406	WILLOW ST	SALIX	NELSON KEVIN W & MOLLY J
874735302007	308	TIPTON ST	SALIX	MC DERMOTT RANDY LEROY
874735302008	310	TIPTON ST	SALIX	NEITZEL ROBERT & DANIEL
874735302009	312	TIPTON ST	SALIX	WISEMAN JASON & AMY
874735302010	314	TIPTON ST	SALIX	WANKUM VERLA KAY
874735302011	316	TIPTON ST	SALIX	MULVIHILL MILDRED F
874735302012	404	WILLOW ST	SALIX	CLAYTON KEVIN R & CATHERINE A
874735302013	318	TIPTON ST	SALIX	HINRICKSON CHRISTINA I
874735303001	301	TIPTON ST	SALIX	WALKER'S OF SALIX, INC
874735303014	406	POPLAR ST	SALIX	SKIDMORE INDUSTRIES INC.
874735303003	404	POPLAR ST	SALIX	NORTHWEST IOWA TELEPHONE CO
874735303004	309	TIPTON ST	SALIX	CITY OF SALIX
874735303005				CITY OF SALIX
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874735327006	204	WALNUT ST	SALIX	NELSON DONNIE L
874735351001		WALNUT ST	SALIX	KOENIG ANN P TRUST
874735351002		WALNUT ST	SALIX	KOENIG ANN P TRUST
874735351003	407	WALNUT ST	SALIX	NORTON JOSEPH C
874735351004	405	WALNUT ST	SALIX	SCOTT ABBY LEE

<b>PIN</b>	<b>Address Number</b>	<b>Street Name</b>	<b>City</b>	<b>Deedholder Name</b>
874735351005				CITY OF SALIX
874735351006				CITY OF SALIX
874735351007				CITY OF SALIX
874735351008				CITY OF SALIX
874735351009				CITY OF SALIX
874735376001				CITY OF SALIX
874735376002				CITY OF SALIX
874735376003				CITY OF SALIX
874735376004				CITY OF SALIX
874735376005				CITY OF SALIX
874735376006				CITY OF SALIX
874735504005				C & N W R R
874735305006		TAMA ST	SALIX	RE RAND FAMILY LLC
874735327010				RE RAND FAMILY LLC
874734426014				JOCHUM GREGORY J & KRISTA D
874735311009	501	TIPTON ST	SALIX	SULLIVAN JONATHAN W & KATIE M
874735351011				KOENIG ANN P TRUST
874735309007				BLACK NICHOLAS
874735303013	406	POPLAR ST	SALIX	WALKER'S OF SALIX, INC
874734426020	402	OAK ST	SALIX	LHD3,INC
874734426021	404	OAK ST	SALIX	LHD3,INC
874734426022	406	OAK ST	SALIX	KNIGHT CONCRETE CONSTRUCTION INC
874734426023	408	OAK ST	SALIX	HANSEN JUSTIN E
874734426027	410	OAK ST	SALIX	CHOQUETTE MITCHELL L
874735311014	511	TIPTON ST	SALIX	DUERKSEN JESSE R & BRENDA S
874735351010				JOCHUM GREGORY J & KRISTA D
874735327013				CAMERER RALPH M & BRANDY L
874735302014	302	TIPTON ST	SALIX	ACQUIRE PROPERTIES LLC
874735504006				CITY OF SALIX
874735327012	501	PINE ST	SALIX	COMSTOCK BOBBY AREND & ANITA MARGARET
874735312012				WHEELER BRADLEY J & MELODY E
874735307011	506	MAPLE ST	SALIX	FEESER ANDREW R
874734426028				LUDWIG PERRY E & BABBY J
874735312014	501	TALBOT ST	SALIX	DICKS SHARLA M
874735301009	606	POPLAR ST	SALIX	RECTOR GAY L
874735327011	202	WALNUT ST	SALIX	GRIES TRISHA A & CURTIS D
874735301010	302	TRAVIS ST	SALIX	WAGNER MARK J
874735312013	506	PINE ST	SALIX	ZIEMAN CAM C
				WOODBURY COUNTY SECONDARY ROADS



Date Printed: 7/24/2023 3:53 PM



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**SALIX DRAINAGE DISTRICT - ORIGINAL  
WOODBURY COUNTY, IOWA**

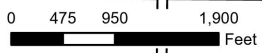
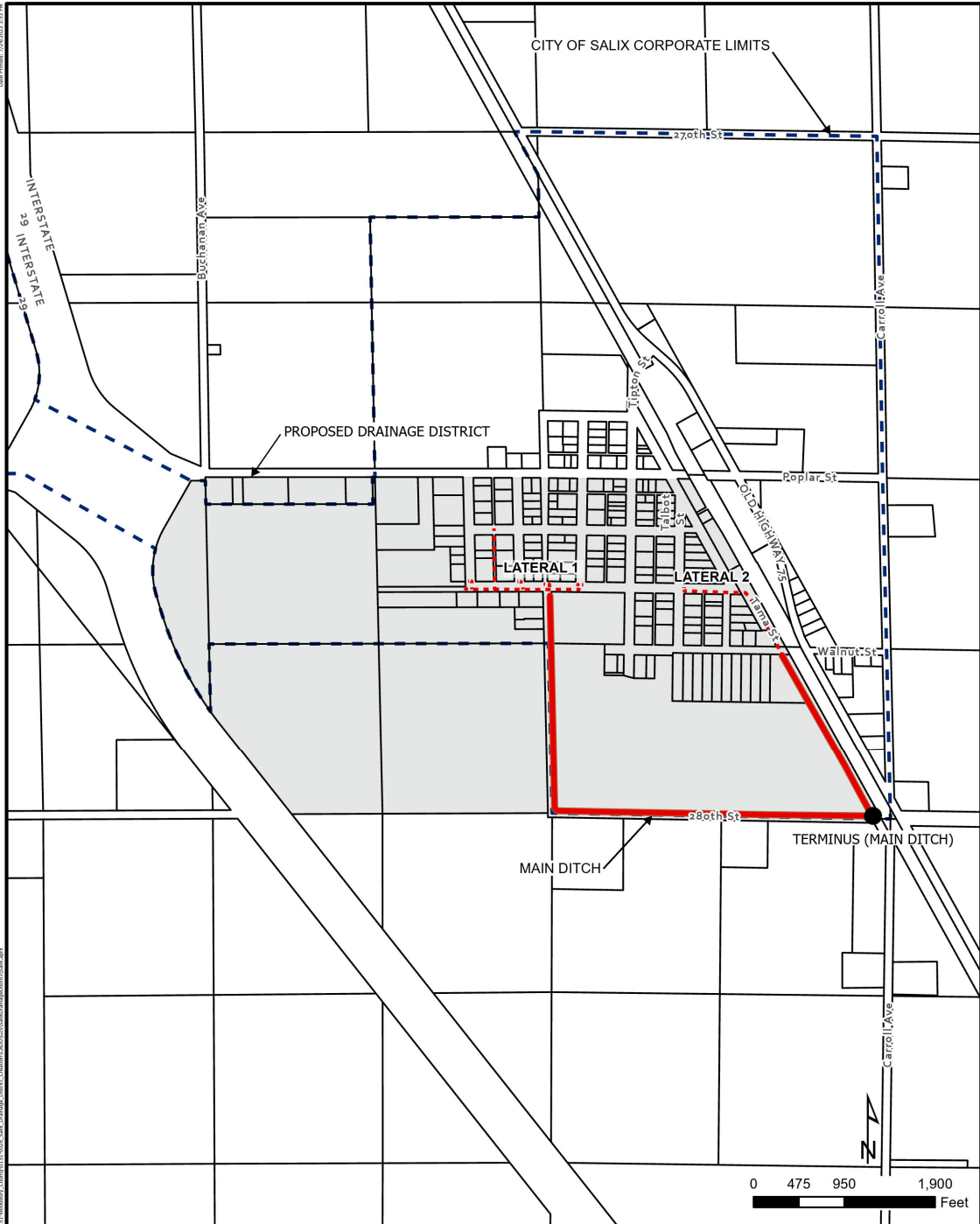
203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054-0220  
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

NOTES:

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CHECKED	PEM
APPROVED	PEM
DATE	12/04/2024
ISSUED FOR	

DWG. NO.	EX.01
PROJECT #	15126

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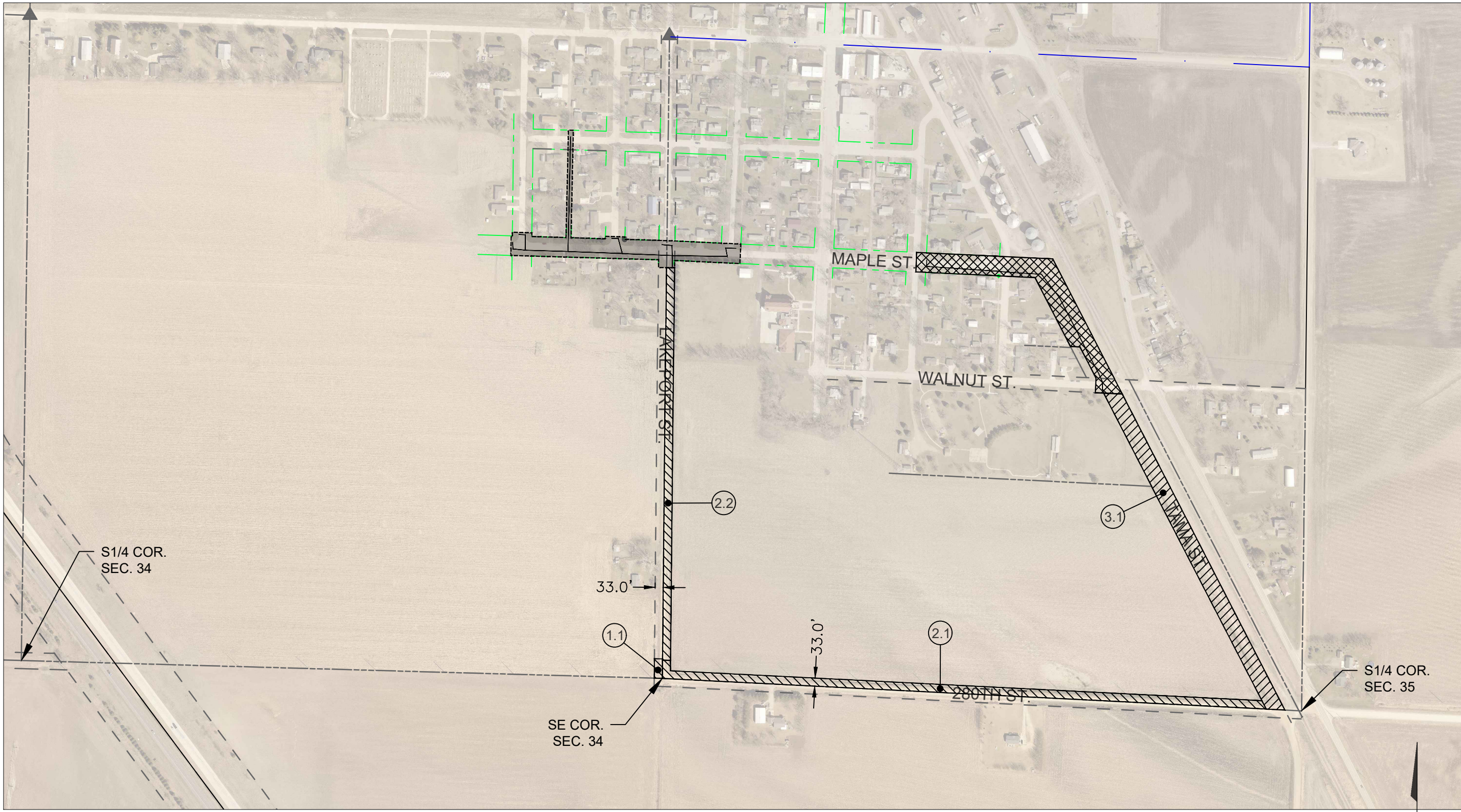


SALIX DRAINAGE DISTRICT - AMENDED  
 WOODBURY COUNTY, IOWA

203 Sergeant Square Drive, Suite B - Sergeant Bluff, Iowa 51054-0220  
 712-243-5055 - 712-243-5088 (FAX) - 877-241-8209 (WATS)

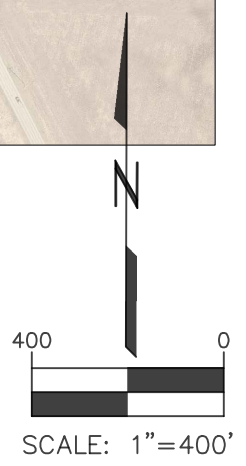
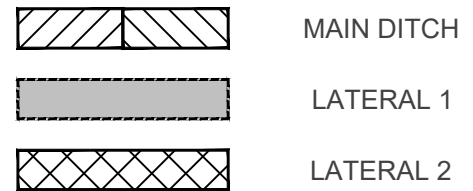
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	CHECKED:	PEM	
	APPROVED:	PEM	
	DATE:	12/04/2024	
	ISSUED FOR:		
	PROJECT #	15126	





**LEGEND**

PARCEL NO.	OWNER	EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
(1.1)	JOCHUM, LEO & BEVERLY	0.06	0.06
(2.1)	JOCHUM, GREGORY & KRISTA	1.90	1.90
(2.2)	JOCHUM, GREGORY & KRISTA	1.22	1.22
(3.1)	CITY OF SALIX	2.21	2.21



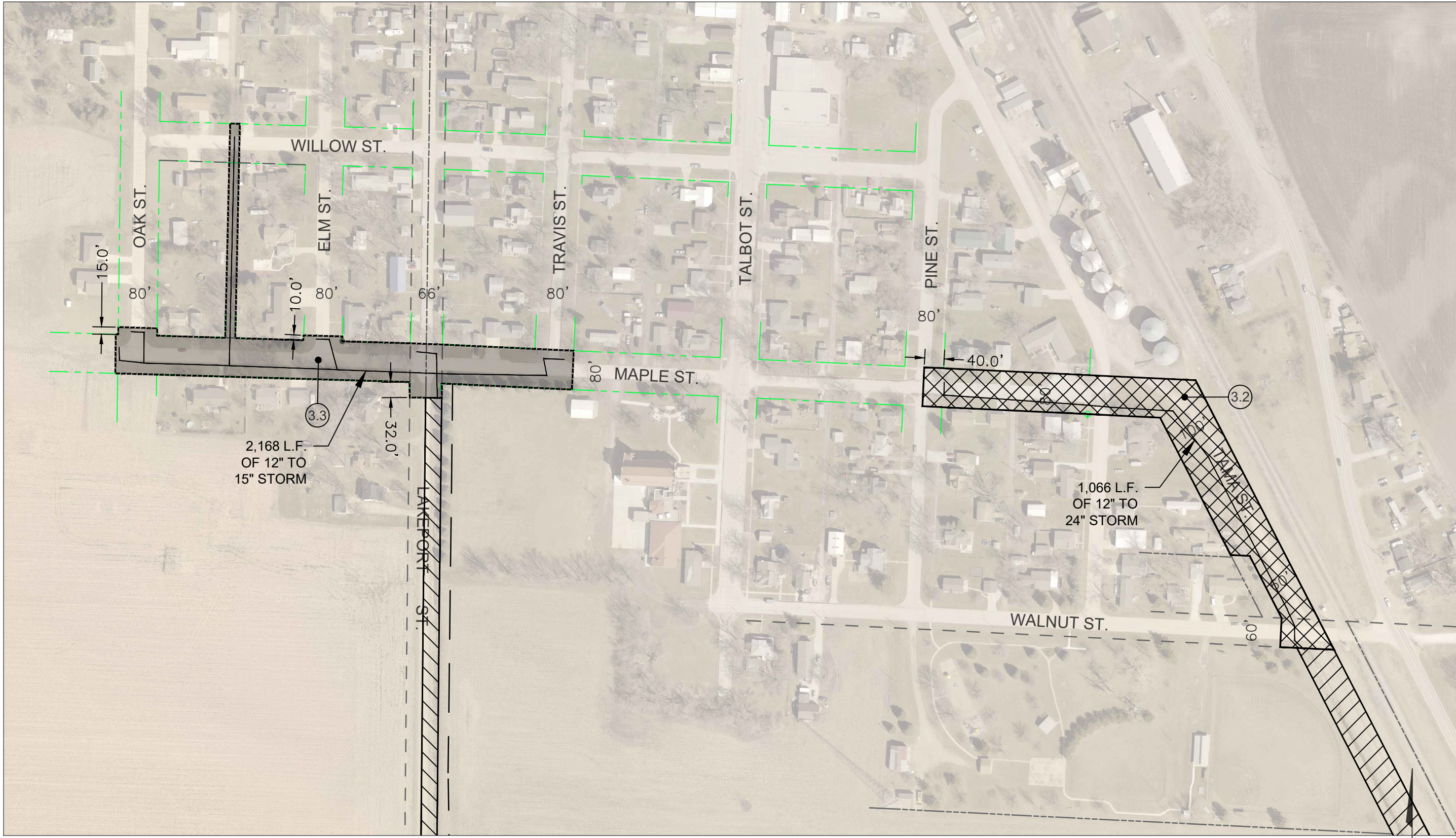
EASEMENTS  
 MAIN DITCH  
 SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220  
 712-943-5055 • 712-943-5086/FAX • 877-241-8008(VA15)

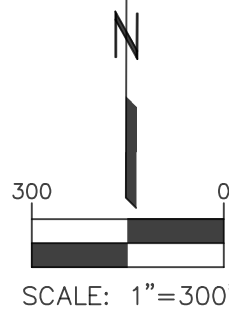
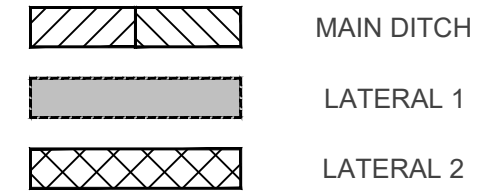
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DRAWN	CWB	CHECKED	PEM
APPROVED	CWB	DATE	8/11/2023
ISSUED FOR		PROJECT #	15126





LEGEND		EXISTING ROW ACRES	TOTAL DRAINAGE DITCH ACRES
PARCEL NO.	OWNER		
3.2	CITY OF SALIX	2.14	2.14
3.3	CITY OF SALIX	2.02	2.02



EASEMENTS  
 LATERALS NO. 1 & 2  
 SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

203 Sergeant Square Dr. - Suite B • Sergeant Bluff, Iowa 51064-0220  
 712-943-5055 • 712-943-5086/FAX • 877-241-8008/(VA)IS

SCALE	1" = 300'	DWG. NO.	15126
DRAWN	CWB	PROJECT #	15126
CHECKED	PEM		
APPROVED	CWB		
DATE	8/11/2023		
ISSUED FOR			



CITY OF SALIX  
PO BOX 240  
Salix, IA 51052



November 14, 2022

Woodbury County Board of Supervisors  
Attention: Pat Gill  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Petition for the Establishment of a Drainage District

Dear Mr. Gill,

The City of Salix has been notified by the Farmers Drainage District that the pumping agreement that has been in place since May 11<sup>th</sup>, 1984 will terminate in December 2023 and will not be renewed. This leaves the City of Salix and the surrounding area with no natural outlet for their stormwater runoff. Without an outlet for the stormwater, the City and surrounding areas will have flooding issues that could result in damage to homes, streets, utilities, and farmground.

The City of Salix has been working with Veenstra & Kimm, Inc. and has had discussions with County Engineer, Mark Nahra, to determine a potential route for a new drainage ditch. The drainage ditch would start at the intersection of 280<sup>th</sup> Street and S. Tama Street then going west along 280<sup>th</sup> Street to the existing drainage channel near Port Neal Road that drains into Snyder Bend (See Attached Map).

After the drainage district has been created the City of Salix would request that the Woodbury County Board of Supervisors transfer control of the drainage district to the City of Salix per Iowa Code Chapter 468.322.

We, the undersigned petitioners, respectfully request that the Woodbury County Board of Supervisors work with the City of Salix and Veenstra & Kimm, Inc. to establish a new Salix Drainage District per Iowa Code Chapter 468.

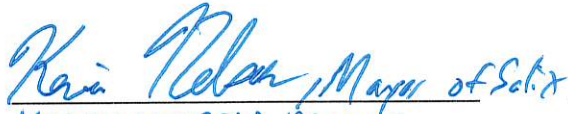
Per Iowa Code 468.8 this petition includes:

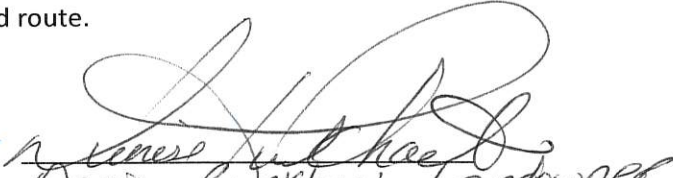
1. See attached map for the lands that may have potential improvements created by the new drainage ditch.
2. Due to no natural outlet for stormwater runoff, the City of Salix and surrounding areas will be subject to flooding.


**Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem**  
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken



3. Creating the new drainage ditch will alleviate flooding and provide drainage which will promote public benefit, utility, health, convenience, or welfare.
4. See the attached map for the proposed route.

  
\_\_\_\_\_  
KEVIN NELSON, MAYOR

  
\_\_\_\_\_  
Denise Burkhart - Landowner

  
\_\_\_\_\_  
GREG JOCHEM, LANDOWNER

\_\_\_\_\_

**Kevin Nelson, Mayor Denise Burkhart, Mayor Pro Tem**  
Council Members: Karen Allen, Emily Clayton, Donnie Nelson, Cindy VanAuken

**PUMPING AGREEMENT BETWEEN FARMERS DRAINAGE DISTRICT  
AND THE CITY OF SALIX, IOWA**

This Agreement is made this 11<sup>th</sup> day of July, 2024, by and between the Farmers Drainage District (hereinafter "DISTRICT") and the City of Salix (hereinafter "SALIX").

The purpose of this Agreement is to provide drainage to SALIX using the DISTRICT's drainage facilities.

DISTRICT is a duly authorized quasi-governmental body formed pursuant to the authority of Iowa laws and statutes, including, but not limited to, Chapter 468 of the Code of Iowa. SALIX is a municipality under the Iowa Code. Pursuant to Iowa Code §468.187, DISTRICT is empowered to enter into Agreement with municipalities to provide drainage on such terms as the DISTRICT and municipality may agree. SALIX has placed a tube which drains the following described property:

The South ½ of the Southeast ½ of Section 34, Township 87,  
Range 47, in Woodbury County, Iowa.

That part of the Northwest portion of the Southeast ¼ of Section  
34, lying South of the Corporate limits of Salix, in Township 87,  
Range 47, in Woodbury County, Iowa.

Water, when pumped from SALIX's reservoir by CITY, flows into Lateral "H" of the DISTRICT from this tube. SALIX hereby agrees that SALIX will bear any and all future expenses relating to maintenance and operation and liability resulting from the operation and use of the tube. SALIX further agrees to maintain the tube in a reasonable manner. SALIX further agrees to pump water into Lateral "H" only after receiving permission to do so from the DISTRICT's engineer or from the DISTRICT's chairman. SALIX agrees to indemnify and hold DISTRICT harmless in relation to the tube and drainage through the tube.

SALIX will pay to DISTRICT Seven Thousand Dollars (\$7,000.00) per year for five (5) years beginning on or before the 31<sup>st</sup> day of December 2024 for the DISTRICT's maintenance and repair. At the end of the five (5) years, both parties shall review this Agreement to determine whether this Agreement will be renewed and whether the maintenance/repair fee should be increased or decreased. If there is a dispute about adjusting the annual fee, both parties will negotiate in good faith to arrive at a reasonable sum representing the fair value of the DISTRICT's services. However, the DISTRICT continues to have the sole discretion to determine if it will agree to change the fee and its decision is not reviewable by a court. It is further agreed that if there is a substantial change in circumstances then either party may open discussions with the other for a review of the terms of this Agreement.

It is understood that this Agreement shall be signed by DISTRICT and SALIX and shall be made part of the drainage records and records of Woodbury County. The Woodbury County recording fee shall be paid by SALIX.

SALIX affirms that the location of the tile lines and open drainage ditches to this tube, constructed or to be constructed, are as follows:

A line parallel to and 30 feet North of the South line of Section 35, Township 87, Range 47, in Woodbury County, Iowa.

From a westerly line of the Chicago, Northwestern Railroad line to an Easterly line of Highway 75.

Upon signing this Agreement between DISTRICT and SALIX, this Agreement shall be immediately effective subject to the laws, rules and regulations in effect in the State of Iowa.

This Agreement and its terms do not waive the DISTRICT'S sovereign immunity.

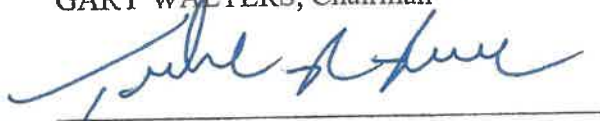
**[SIGNATURE PAGES ON NEXT PAGE]**

FARMERS DRAINAGE DISTRICT

7-11-24  
DATE

  
GARY WALTERS, Chairman

7/11/24  
DATE


  
TODD RAND, Trustee

7-11-24  
DATE

  
RANDY HUNT, Trustee

CITY OF SALIX, IOWA

6/26/24  
DATE

  
KEVIN NELSON, Mayor

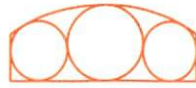
6/26/24  
DATE

  
KATHY BROULLETTE, City Clerk



Daniel D. Dykstra†  
John C. Gray\*\*  
Thomas J. Whorley  
Patrick L. Sealey\*\*  
Jeff W. Wright\*\*  
Rosalynd J. Koob\*  
Joel D. Vos†  
Sarah K. Kleber\*\*  
Jacob B. Natwick\*  
Allyson C. Dirksen\*\*  
Jessica A. Board\*\*†

*Retired*  
Marvin F. Heidman  
Thomas M. Plaza (1954—2022)  
John F. De Hoogh



# HEIDMAN LAW

Writer's Direct Dial: 222-4120  
Writer's Email: Daniel.Dykstra@heidmanlaw.com

PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMM OF ELECTIONS

2023 NOV 17 PM 2:06

Diane Murphy Smith  
Bryan E. Shusterman\*\*  
Zackary A. Martin\*  
Leland G. Slawson\*  
Avery N. Van Holland  
Liam T. Mangan\*  
Jaquilyn Waddell Boie

*Of Counsel*  
Alan E. Fredregill\*  
James W. Redmond\*\*  
Cynthia C. Mosert†  
Lance D. Ehmcke\*

\* Licensed in Nebraska  
† Licensed in South Dakota

November 17, 2023

Woodbury County Auditor  
620 Douglas Street, #103  
Sioux City, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street, #104  
Sioux City, IA 51101

*Re: City of Salix Drainage District Petition*

Dear Sir or Madam:

This objection is being filed on behalf of Paul L. and Carmen M. Wagner Revocable Trust, Wagner Farm Enterprises LLC, and the Estate of Paula A. Wagner (collectively "The Wagners") to the proposed creation of the City of Salix Drainage District. Please note that they are not against the concept of a drainage district that will aid Salix but they are against the design and location of the proposed line for the following reasons:

1. The Wagners' property is located near the end of the proposed drainage district with all the water from the district accumulating on, at, or near their property. See Exhibit "A" that reflects the location of their properties. As noted by the report of Veenstra & Kimm, Inc. the topography is very flat and generally the ground slopes from the north to the south, but this proposed ditch runs from east to west. What is troubling is that the proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources then drains into Snyder's Bend, a Missouri River oxbow. What would be the cost of the right of way to do so? This area is full of debris and would need to be cleaned out (not touched since the 1930s) as well or the water would accumulate and create standing water. (See the attached discussion by Sundquist Engineering regarding the likelihood of two feet of standing water marked as Exhibit "B".)
2. The Wagners would lose 40 feet of frontage. The flow of water is an issue. This concerns them that the water will pool near their houses and farm and not be able to drain out efficiently and that it will cause significant damage to their property. Plus it eliminates usable farmland and significantly reduces the value of their properties. All of the damages are yet to be determined.

3. There are better alternatives available, including running the ditch south. The Wagners have been in contact with Sundquist Engineering who has drafted a more logical route with better slope, a shorter route, better water flow, and less width to the ditch. A copy of the concept is attached as Exhibit "C". This also keep water away from the housing development where the water would likely adversely affect the houses.
4. From a technical perspective it is noted that the Petition from the City of Salix requested approximately 594 acres be in the district. Yet the design before the Board is now 1100 acres. This garners far more water, expense for design, etc. and if adopted will require a separate assessment schedule for the additional lateral ditch.

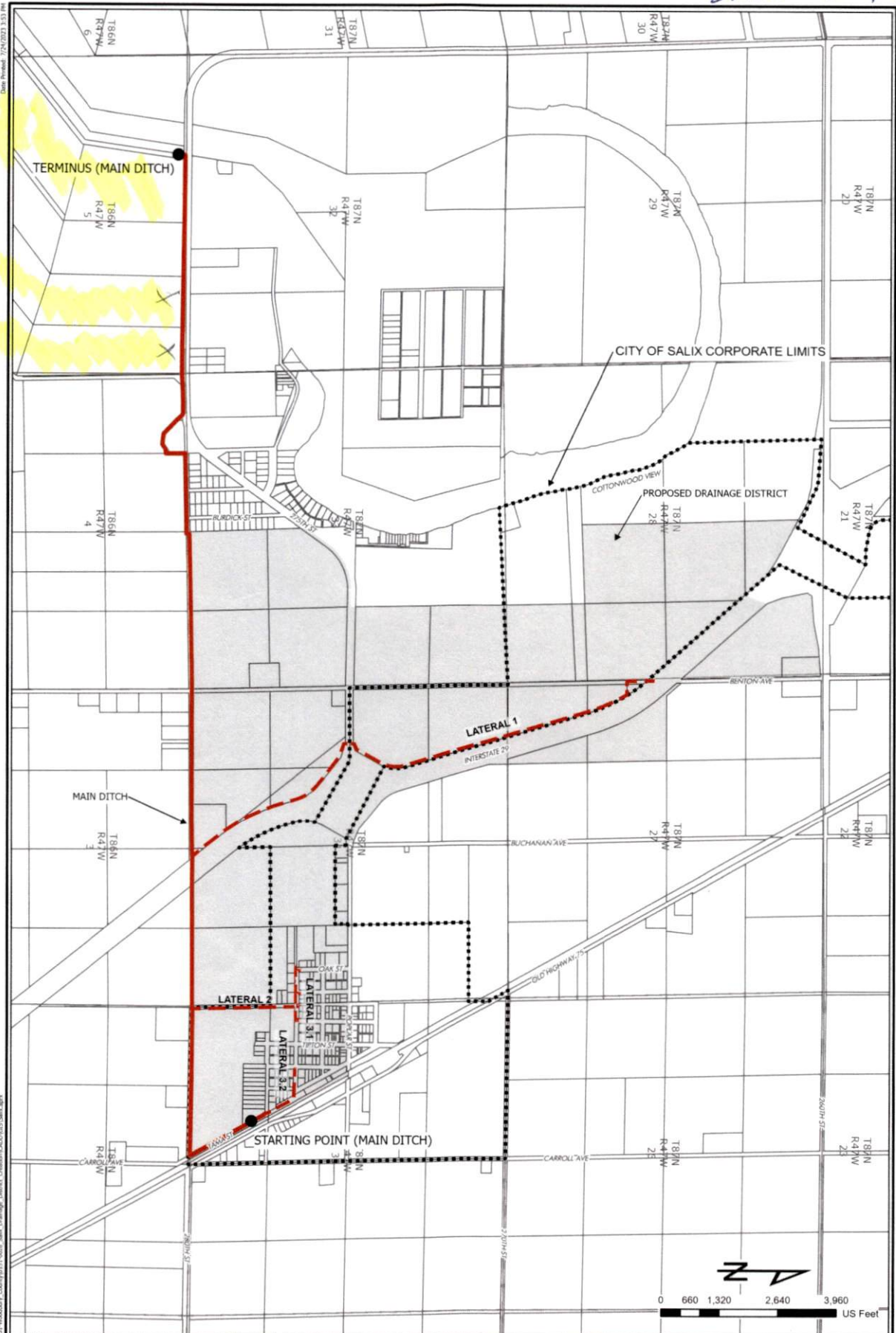
It is respectfully requested that the current design be rejected and that the Board direct the City of Salix and their engineers review these issues and advise as to the use of the alternative design presented.

Respectfully submitted,



DANIEL D. DYKSTRA  
For the Firm

DDD/gl  
Enclosures  
1723-1



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**SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA**

203 Sergeant Square Drive, Suite B - Sergeant Bluff, Iowa 51054-0220  
712-943-5055 - 712-943-5088 (FAX) - 877-241-8009 (WATS)

NOTES:


SCALE: AS NOTED	DWG. NO.
DRAWN BY: CAP	EX.01
CHECKED: PEM	
APPROVED: PEM	
DATE: 9/12/2023	
ISSUED FOR:	PROJECT # 15126





Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels

Parcel ID	864705100005	Alternate ID	704190	Owner Address	WAGNER PAULA A
Sec/Twp/Rng	5-86-47	Class	A		1322 280TH ST
Property Address	1322 280TH ST	Acreage	50.47		SALIX, IA 51052
	SALIX				
District	0042				
Brief Tax Description	EX W 80 FT LOT E & W 80 FT LOT F 5-86-47				
	(Note: Not to be used on legal documents)				

Date created: 11/16/2023  
Last Data Uploaded: 11/15/2023 10:34:20 PM

Developed by Schneider GEOSPATIAL



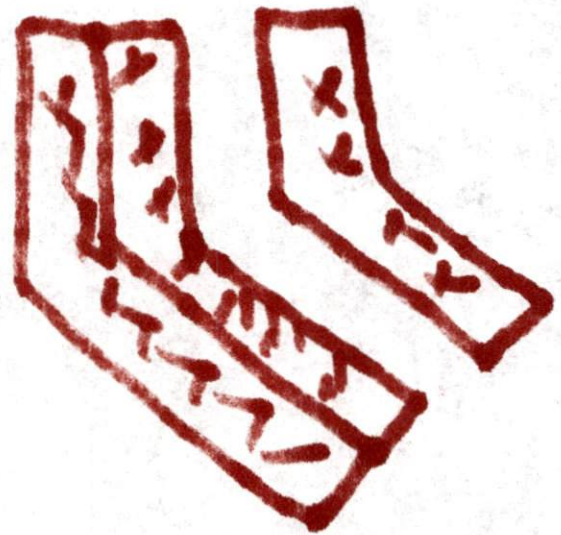




EXHIBIT "B"

REVIEW OF ENGINEER'S REPORT  
FOR  
PROPOSED SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	 <u>11/17/23</u> TROY J. GROTH, P.E. #14450 DATE
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
	PAGES OR SHEETS COVERED BY THIS SEAL: <u>1 THRU 4 OF 4</u>

SUNDQUIST ENGINEERING, P.C.  
Consulting Engineers

November 2023  
SE# 12223



**SUNDQUIST**  
ENGINEERING, P.C.

*"The Foundation of Excellence"*

November 17, 2023

Wallace J. Wagner  
1358 280<sup>th</sup> Street  
Salix, IA 51052

RE: REVIEW OF ENGINEER'S REPORT  
WRITTEN BY VEENSTRA & KIMM, INC.  
PROPOSED SALIX DRAINAGE DISTRICT

Dear Mr. Wagner:

In accordance with your instructions, I have reviewed the Engineer's Report for the proposed Salix Drainage District filed with the Woodbury County Board of Supervisors by Veenstra & Kimm, Inc.

The results of my review of the report are as follows:

#### **CHANGE TO PETITION**

The proposed district boundary does not comply with the petition. The petitioned district includes approximately 594 acres, all of which are located south of 275<sup>th</sup> Street. However, the boundary proposed in the Engineer's report includes approximately 1100 acres, an 85% increase. These additional acres are all located north of 275<sup>th</sup> Street. This change was initiated by a local landowner and undoubtedly resulted in additional survey and design costs. Should the lateral ditch meant to serve this additional area be included in the established district, a separate assessment schedule for this lateral ditch would be warranted.

#### **OUTLET SWALE**

The proposed ditch outlets into a swale on land owned by the Iowa Department of Natural Resources (DNR) which drains into Snyder's Bend, a Missouri River oxbow. The plan does not indicate any right-of-way (R-O-W) will be acquired along the swale. This swale is overgrown with trees and brush and there is currently 1.5 feet of water standing in the 280<sup>th</sup> Street culverts despite the area being in a moderate drought condition (see Drought Map of Iowa below). The ditch is dry 0.7 miles downstream of 280<sup>th</sup> Street which indicates there is a drainage obstruction within the swale. The trees, down timber, and vegetation within the swale will likely continue to cause obstructions.

The plans show the flowline elevation of the swale is approximately 1068, thus the elevation of the water standing in the swale is 1069.5. Since the proposed ditch elevation at its outlet is 1067.3, if the ditch was constructed today there would be over 2 feet of water standing in it. The proposed ditch grade is 2.5 feet per mile; thus, the standing water would back up the ditch for 0.8 miles which is essentially the entire length of the ditch along the paved portion of 280th Street.

To eliminate the standing water would require the 1.05-mile-long swale be cleaned out and maintained. The DNR's management practices typically don't align with drainage needs and thus this swale should not be relied upon as an outlet for a drainage ditch.

### **ALTERNATIVE MAIN DITCH LOCATION**

The main ditch length from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280<sup>th</sup> Street is 2.80 miles. Using the alternative ditch route shown on the attached aerial photograph results in a ditch length of 2.25 miles from the Snyder's Bend oxbow to the intersection of Benton Avenue and 280<sup>th</sup> Street. This shorter distance will yield a beneficial steeper slope resulting in higher velocity flows thus keeping the ditch cleaner. Also, the higher velocity flows should reduce the required width of the ditch.

This alternative route will provide for an outlet fully controlled by the proposed drainage district without reliance on the DNR for maintenance. This route also eliminates multiple entrance crossings and their associated culverts, thereby reducing initial costs and future maintenance. Finally, the number of residential parcels from which R-O-W will be acquired is reduced thus saving in R-O-W acquisition costs since residential property typically has a higher value per acre than agricultural property.

Respectfully submitted,

SUNDQUIST ENGINEERING, P.C.



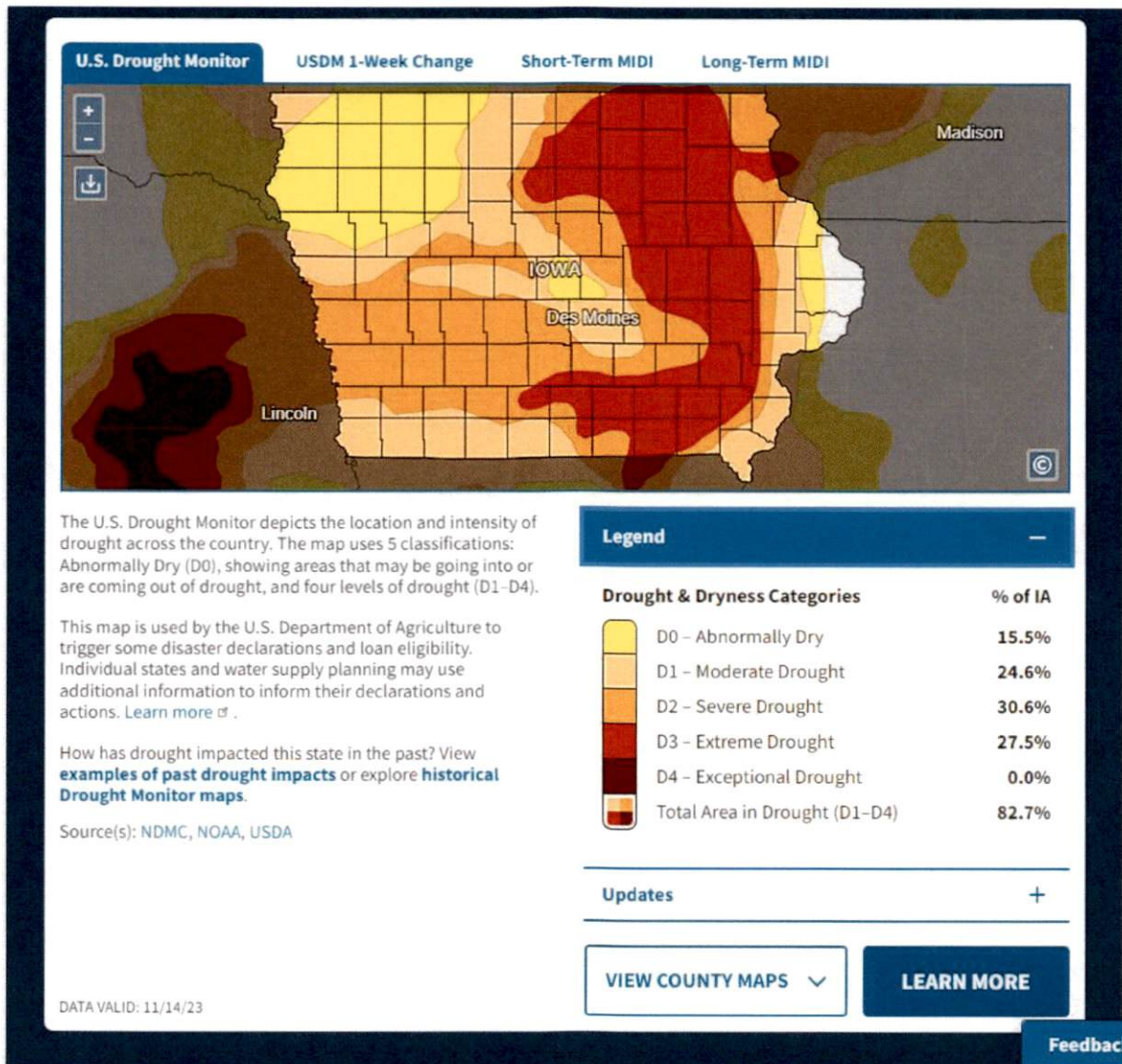
Troy J. Groth, P.E.

TJG/ksg  
Attachments  
File – 12223



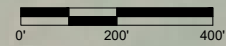


Drought Map of Iowa (source: <https://www.drought.gov/states/iowa>)









DATE	REVISIONS

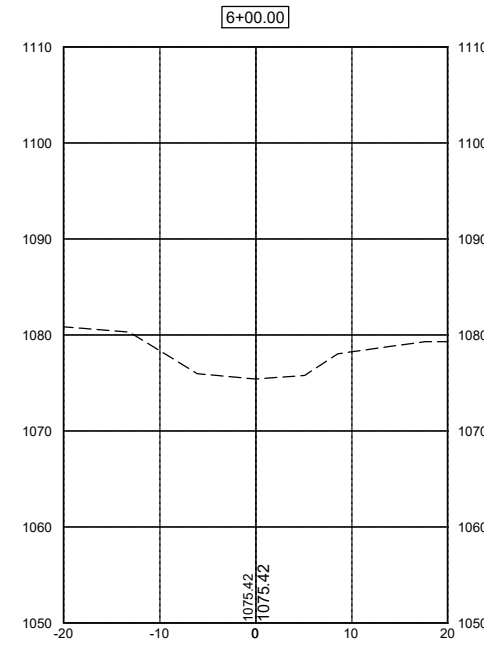
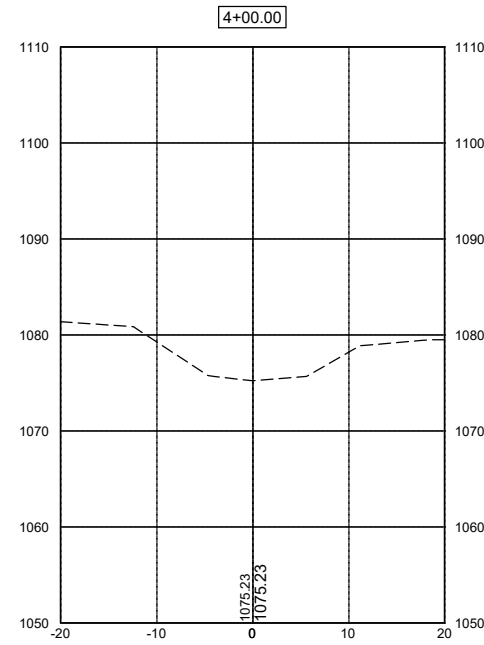
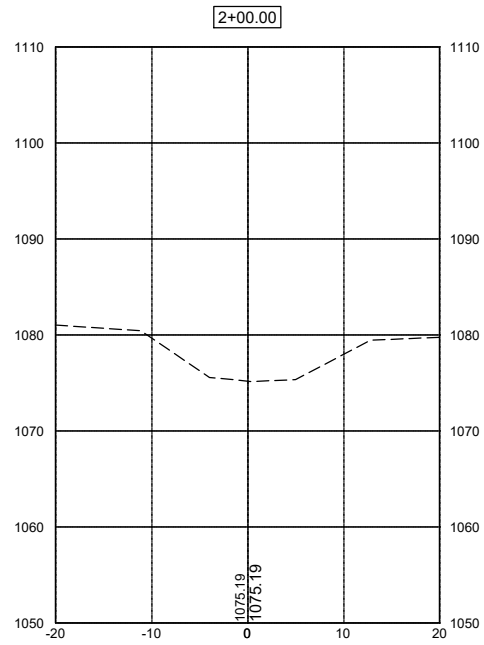
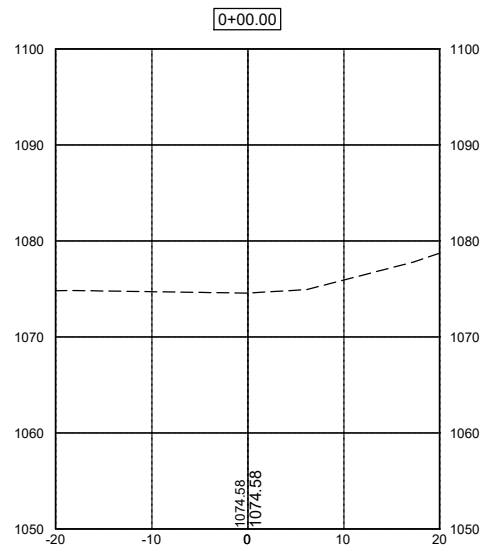
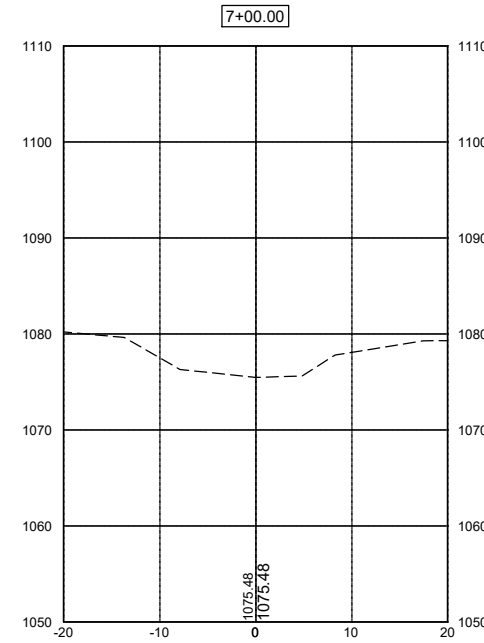
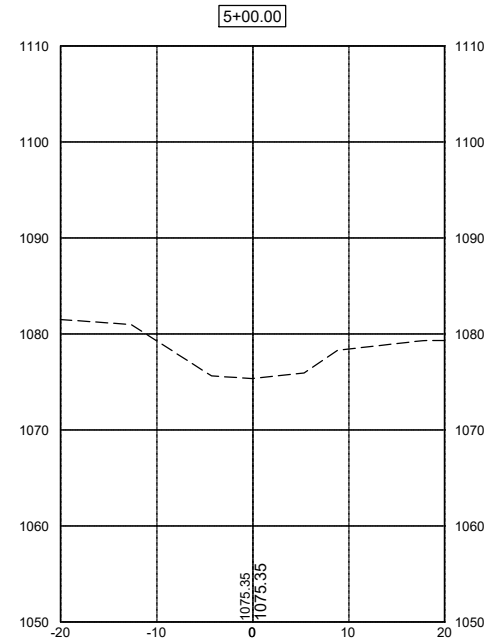
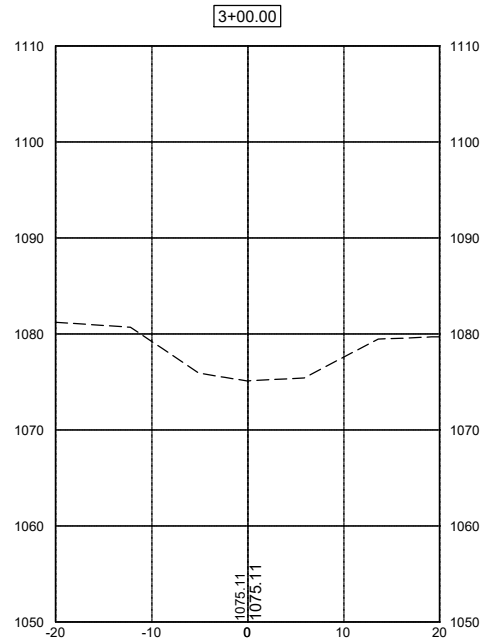
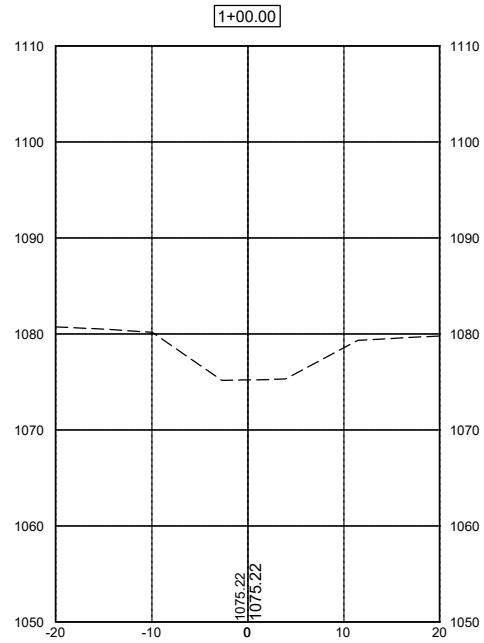
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DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



**SALIX DRAINAGE DISTRICT**  
**WOODBURY COUNTY, IOWA**  
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**OVERALL PLAN**  
 PROJECT 15126

DWG. NO.
D.01



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
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SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

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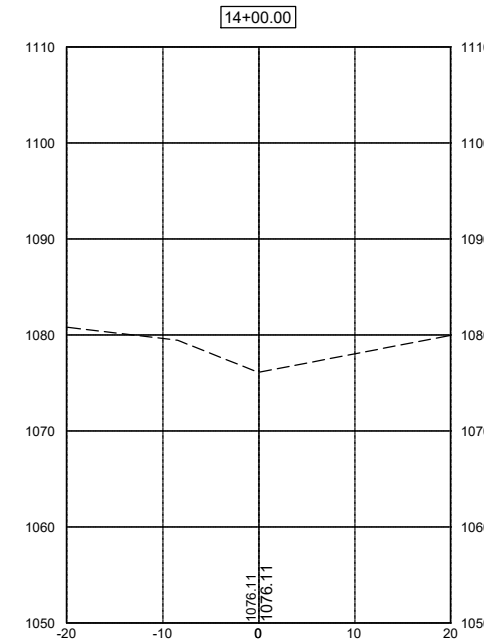
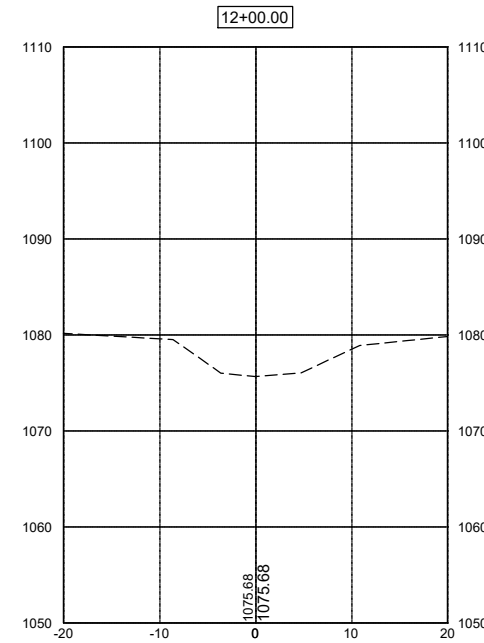
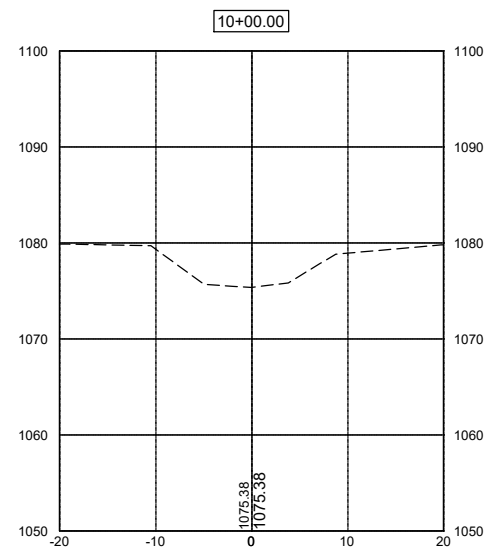
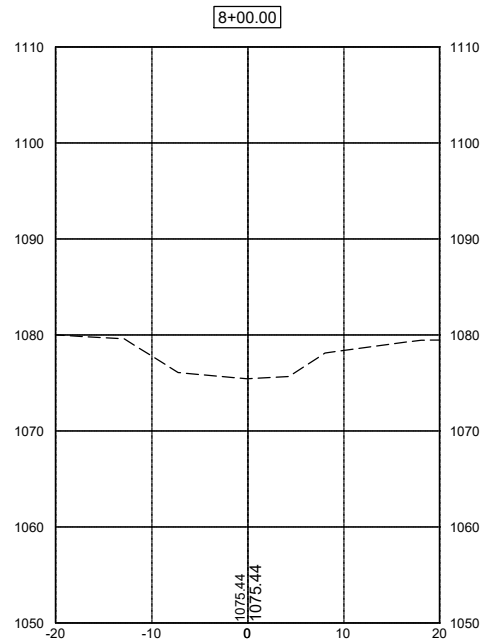
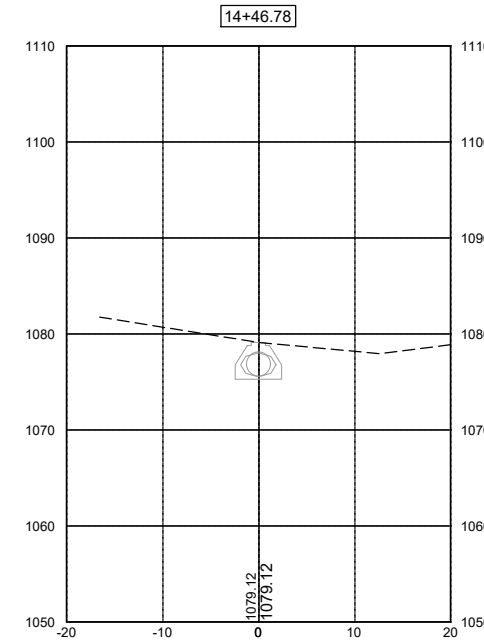
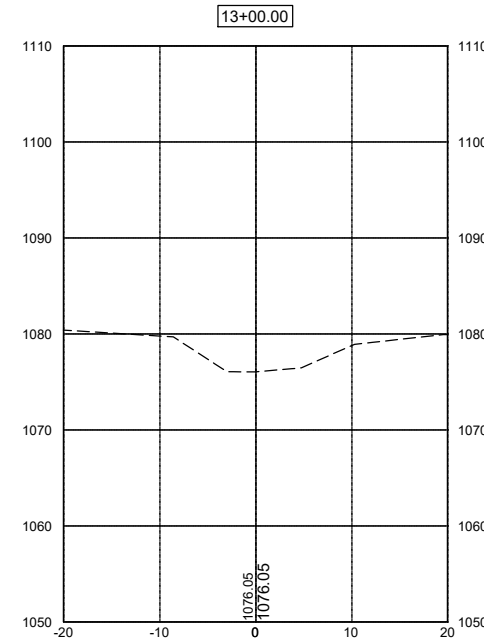
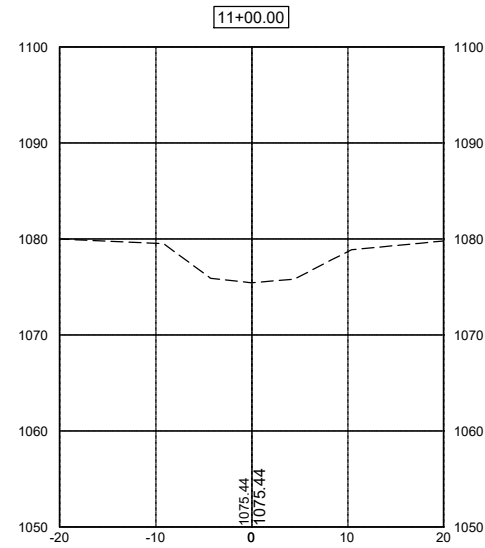
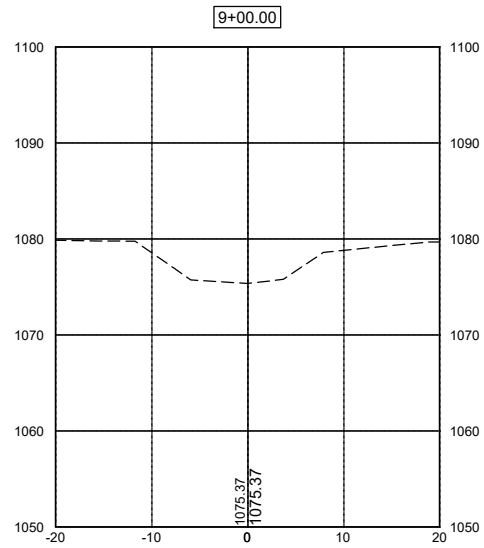
EAST LEG CROSS SECTIONS

DWG. NO.

W1

PROJECT 15126





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

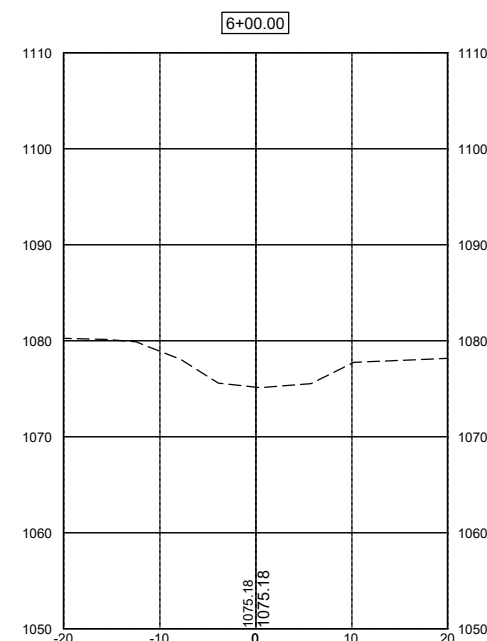
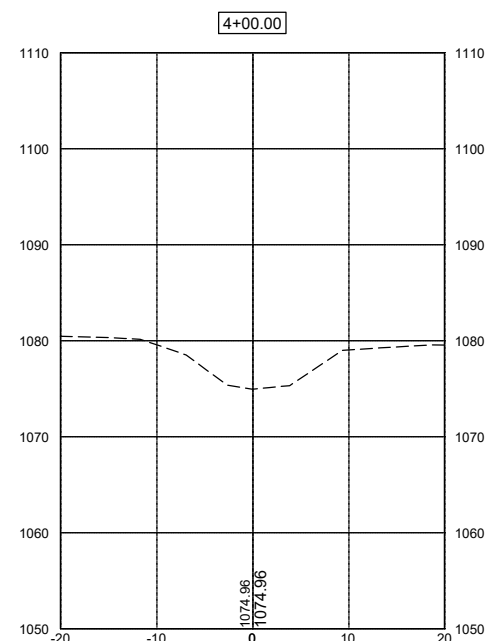
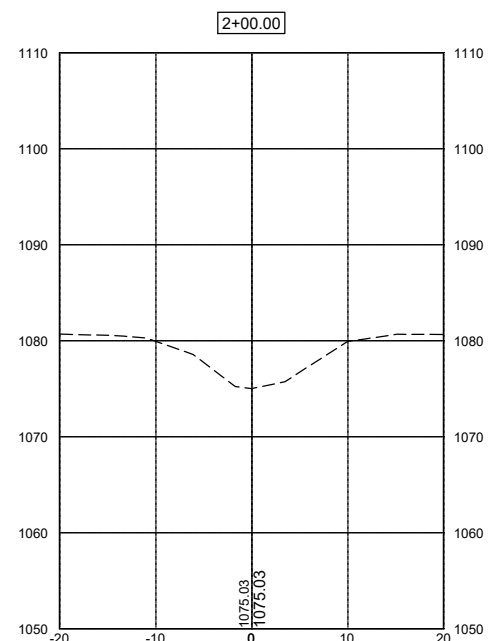
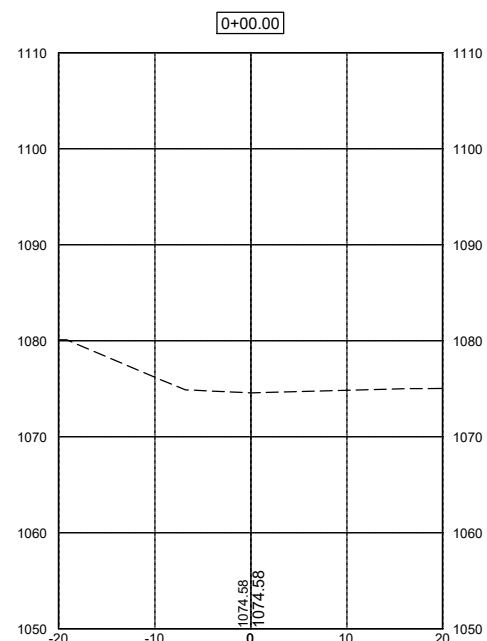
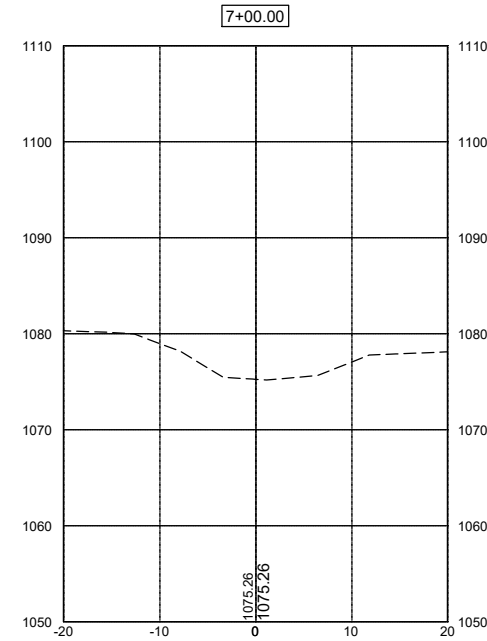
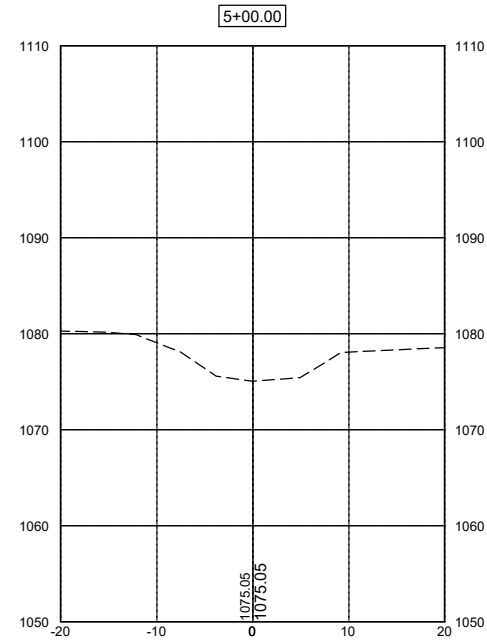
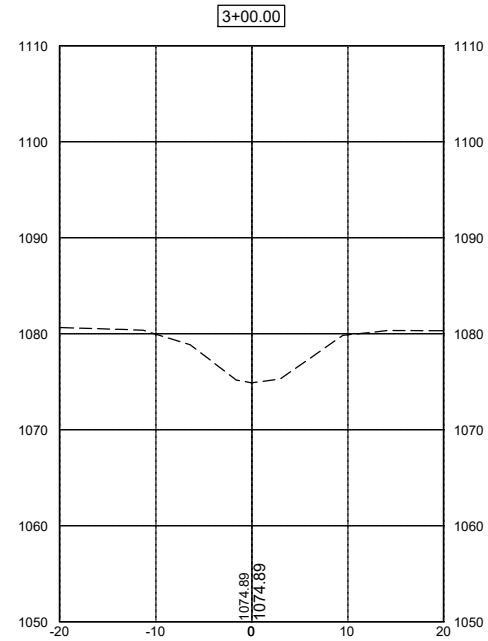
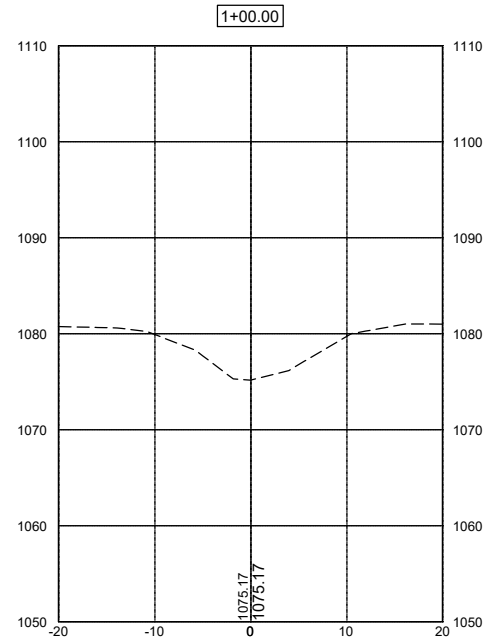
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EAST LEG CROSS SECTIONS

DWG. NO.

W2

PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

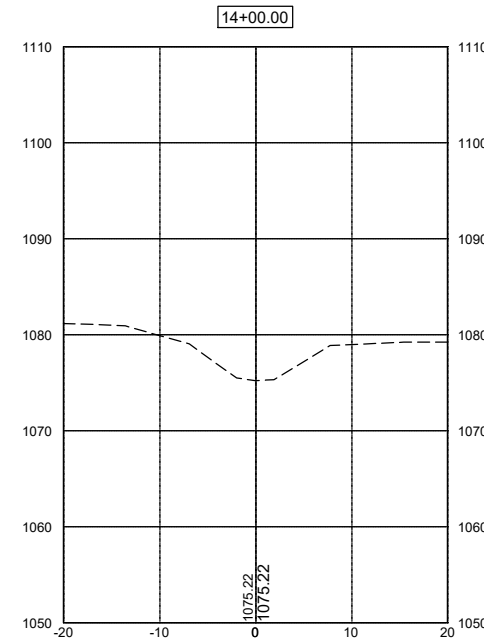
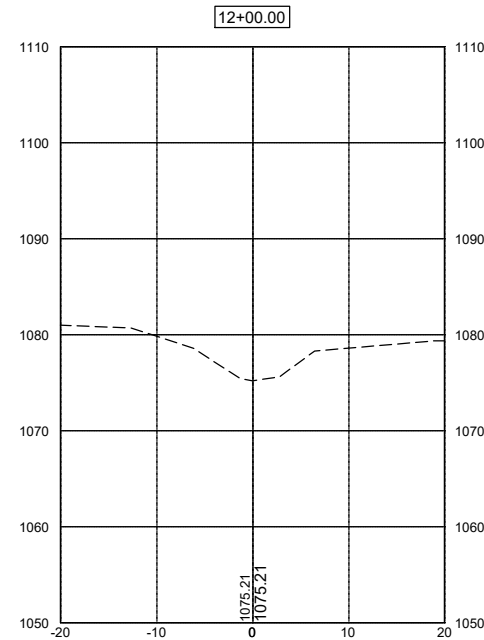
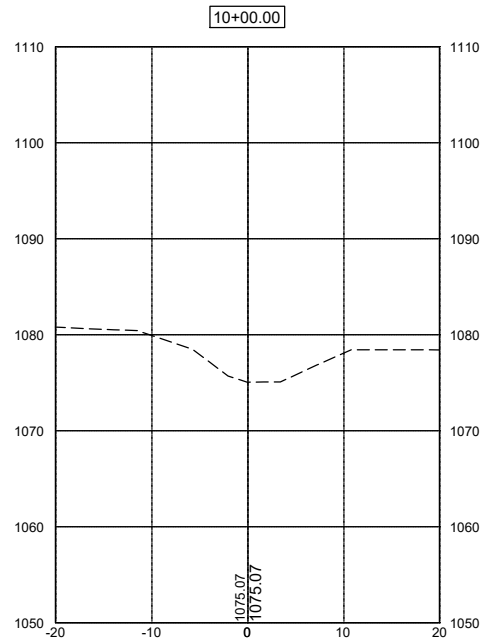
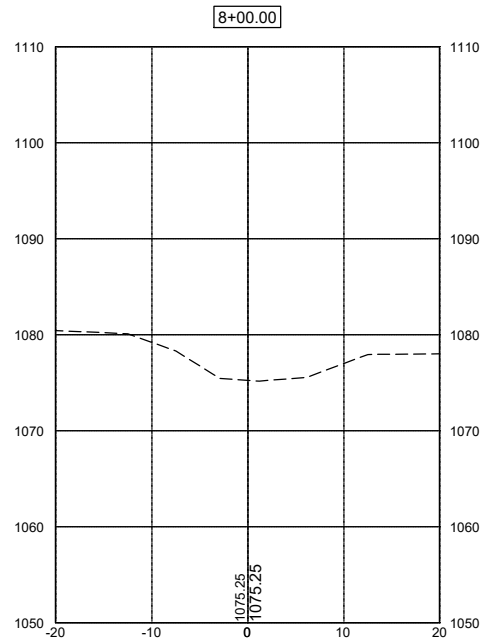
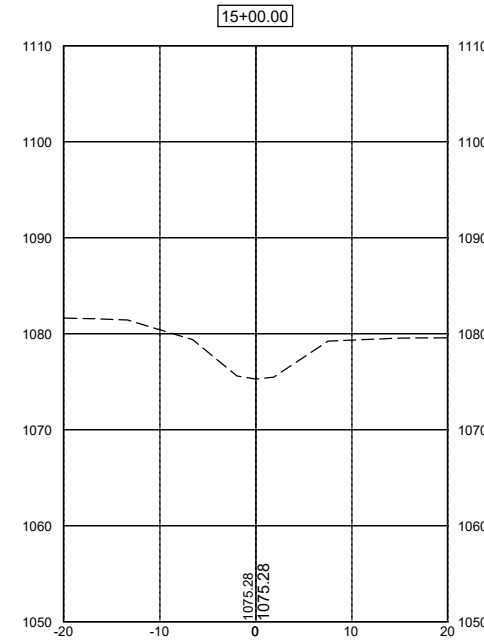
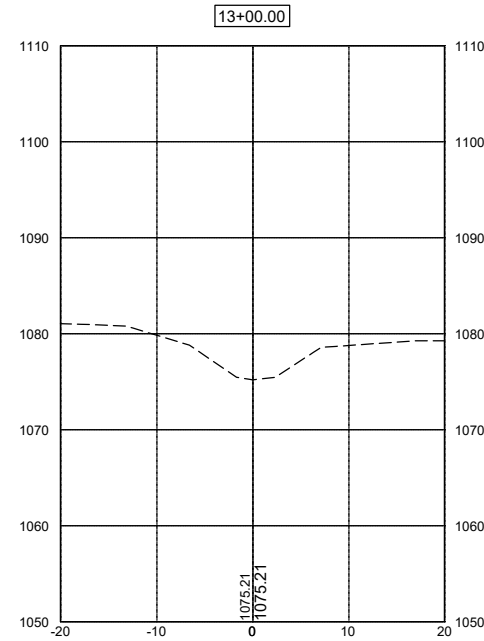
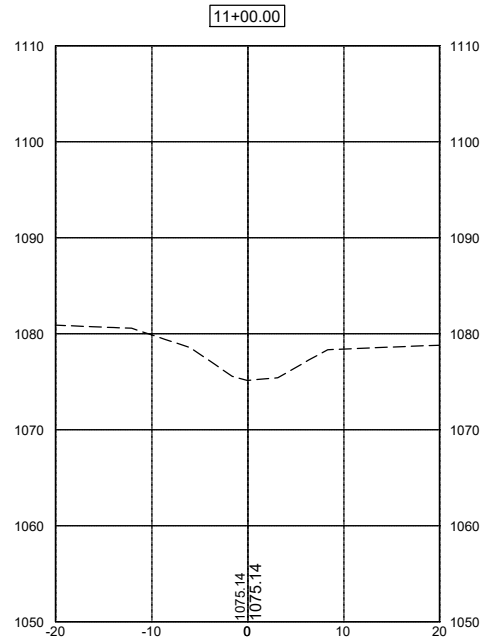
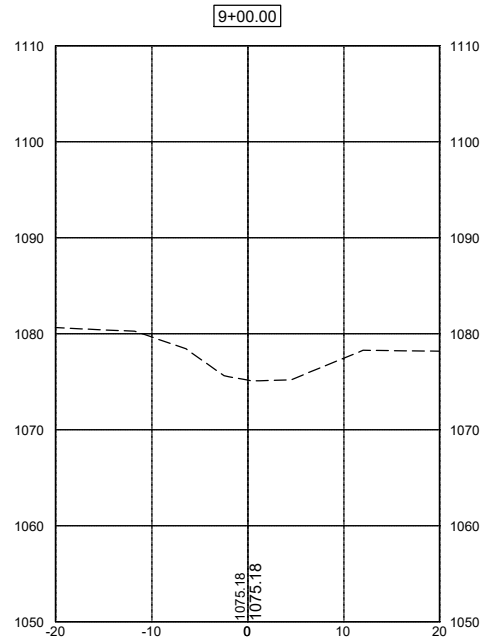
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PROJECT 15126

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	PEM
		APPROVED	PEM
		DATE	09-12-2023
		ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

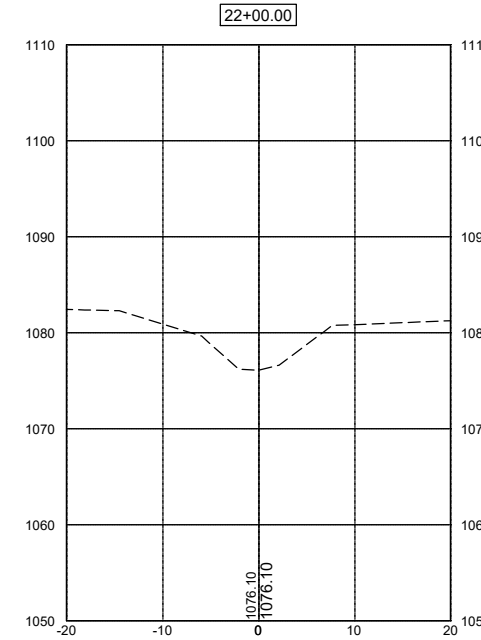
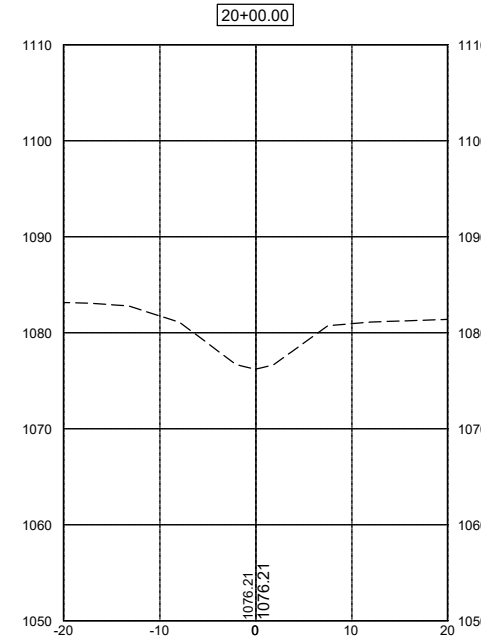
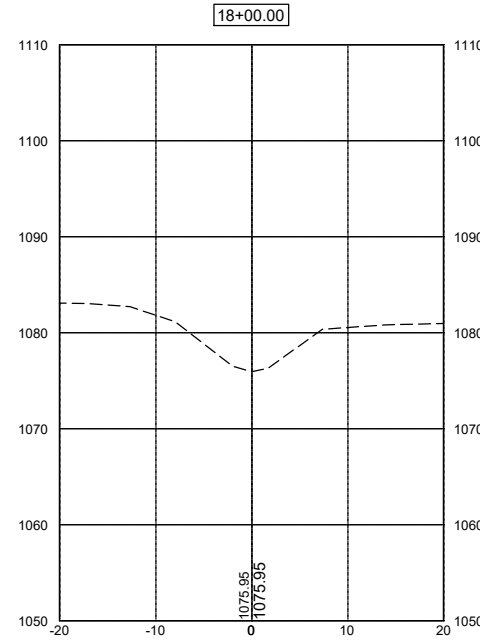
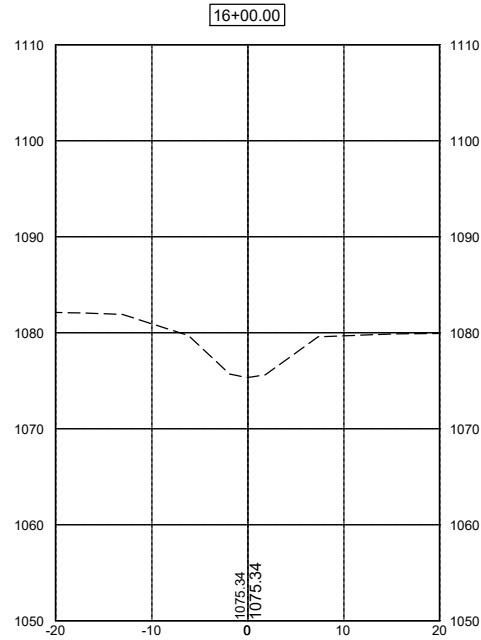
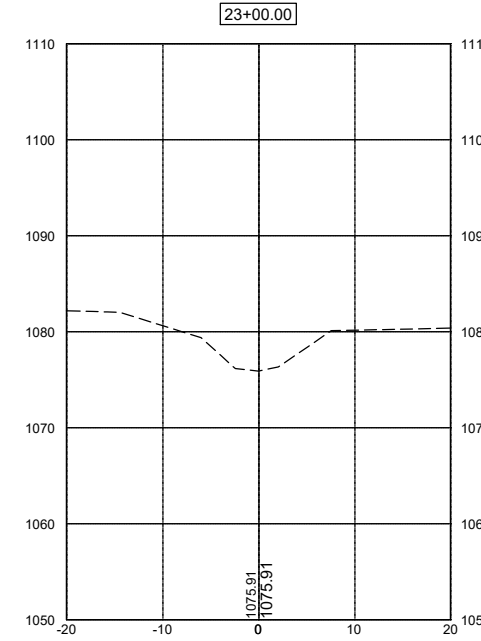
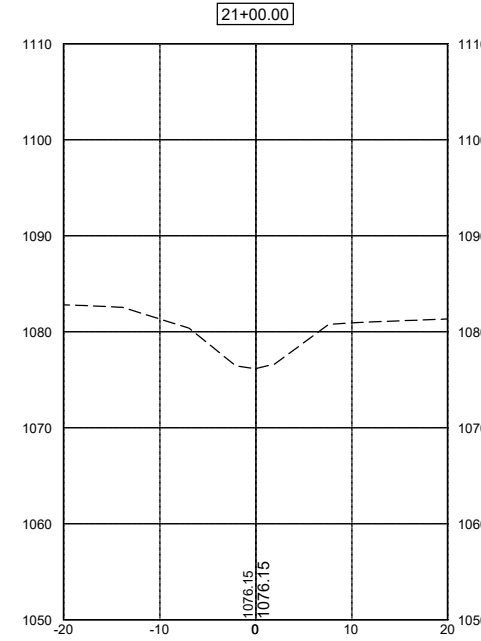
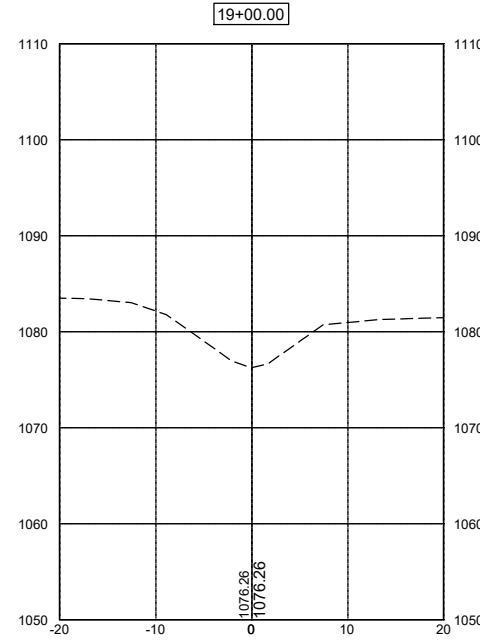
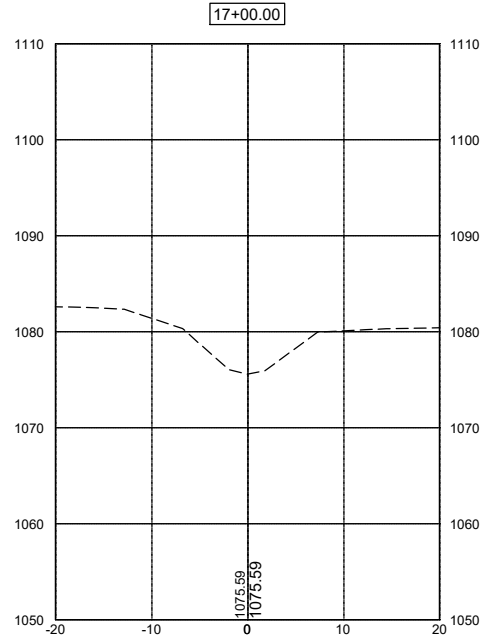
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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.

W4

PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
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ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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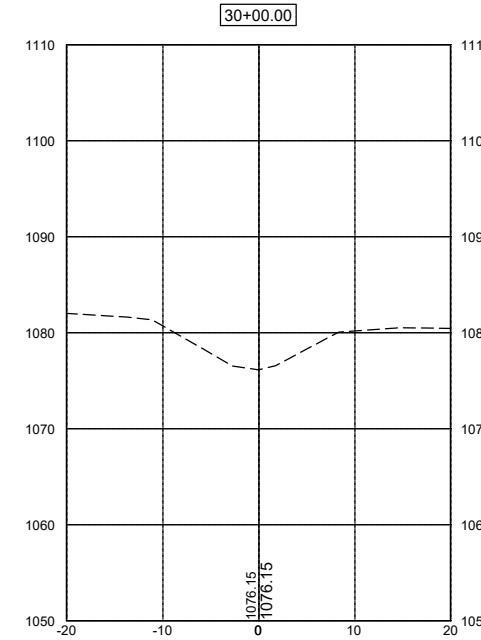
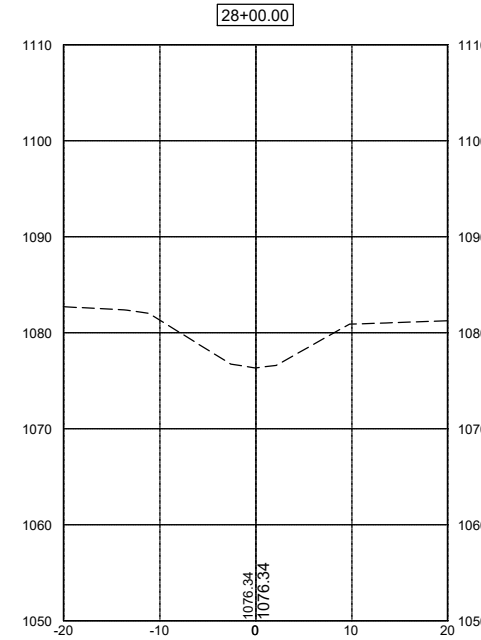
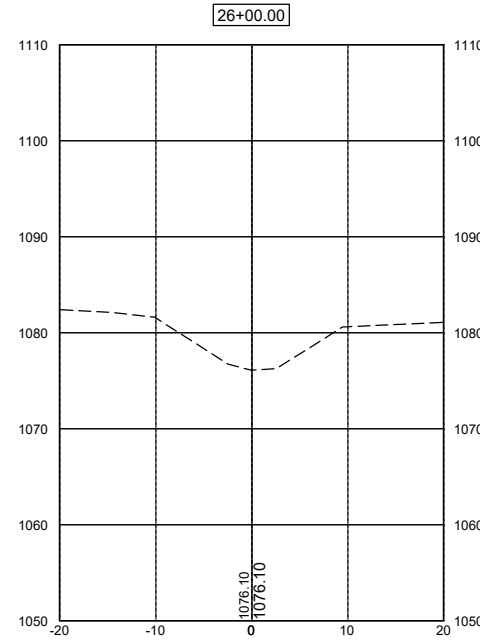
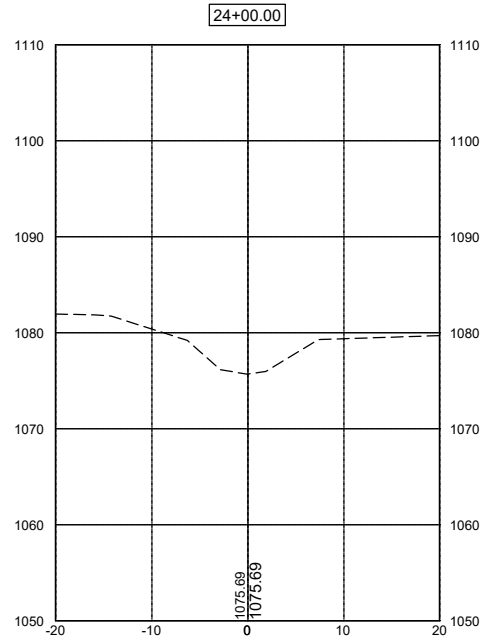
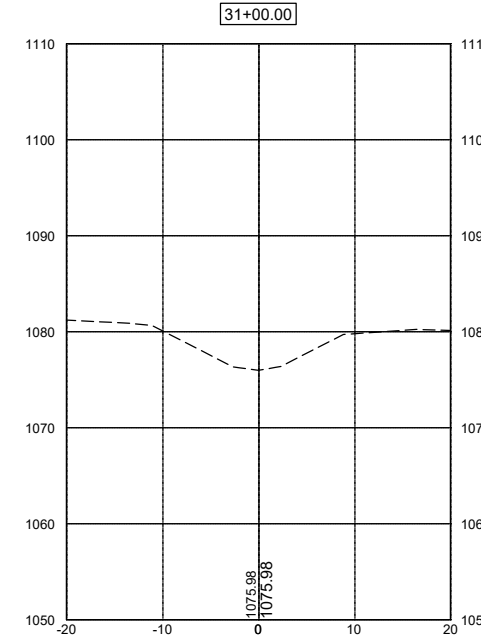
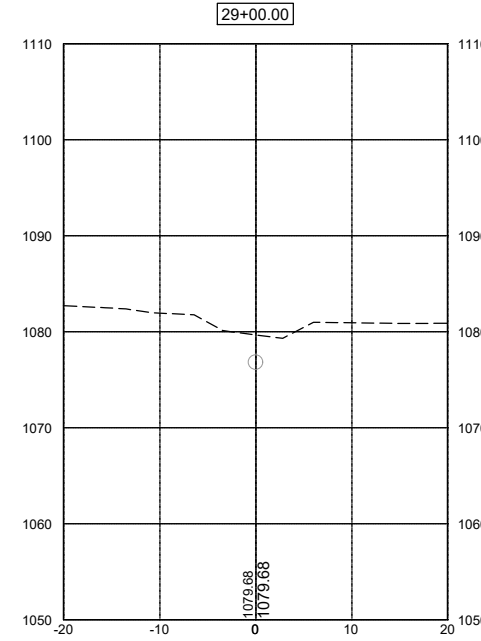
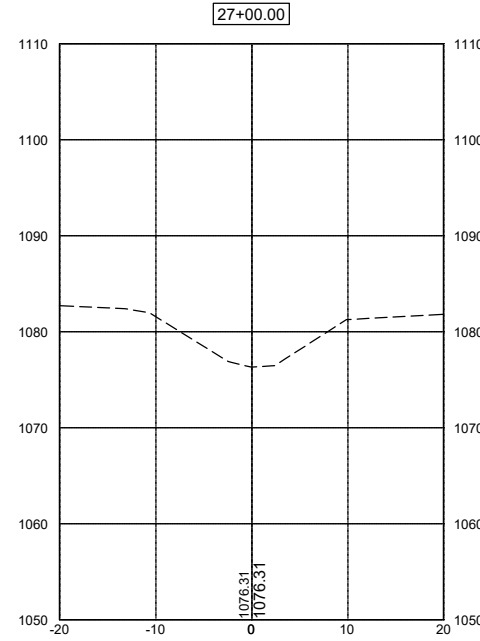
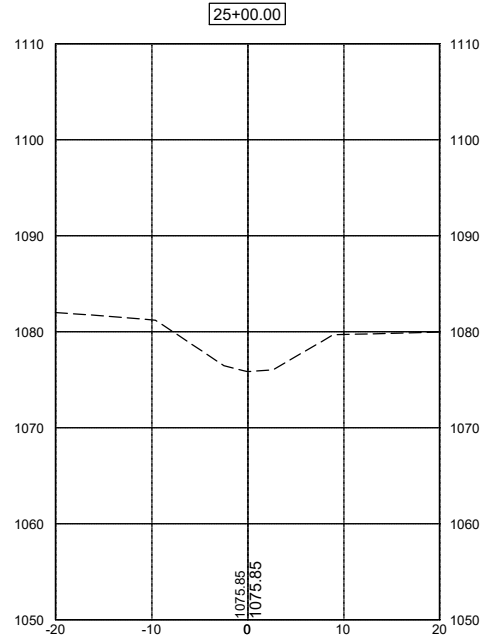
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DWG. NO.

W5

PROJECT 15126





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT

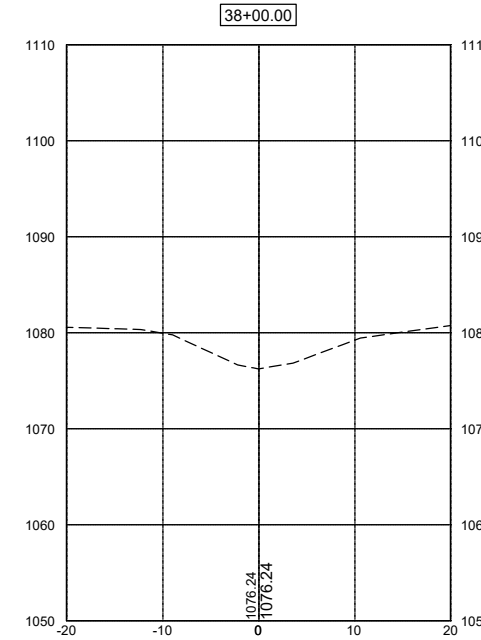
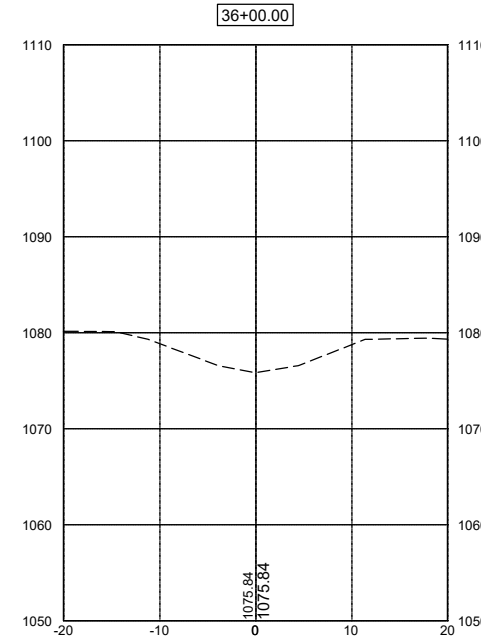
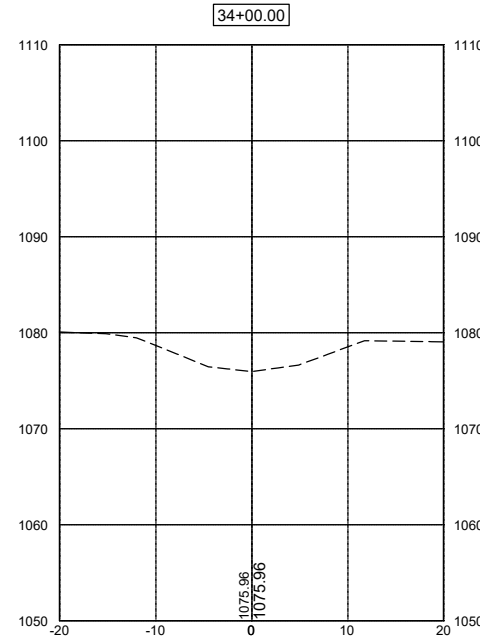
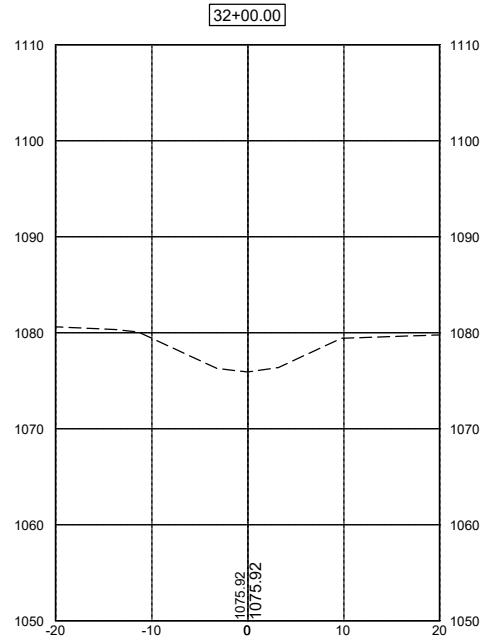
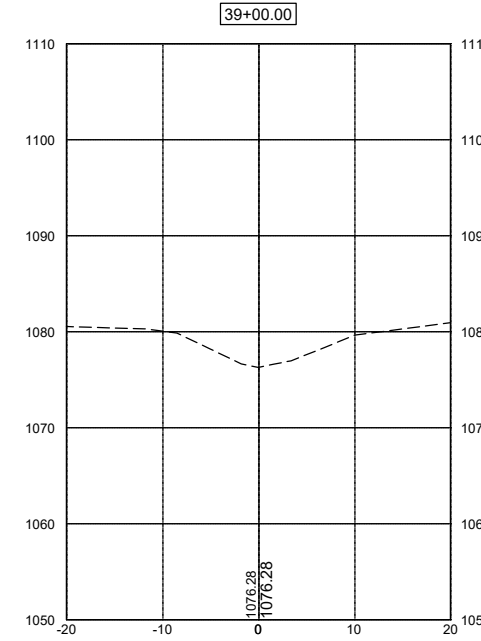
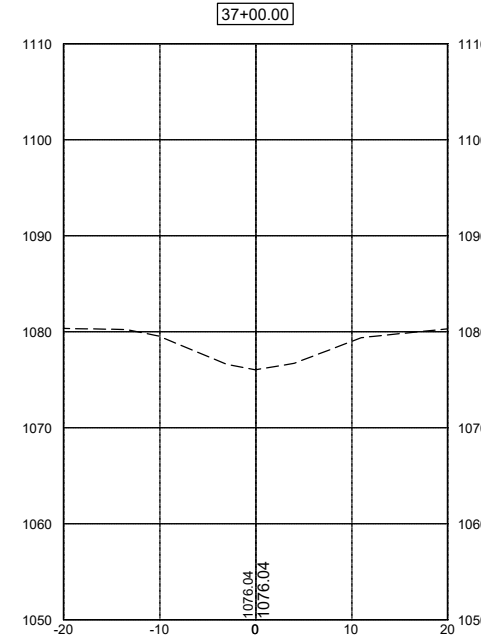
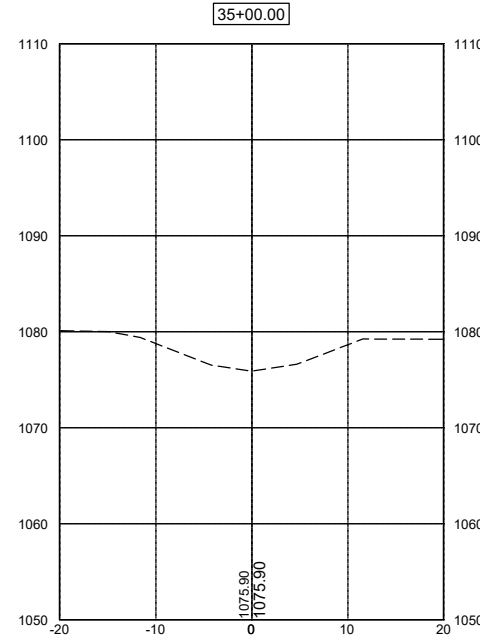
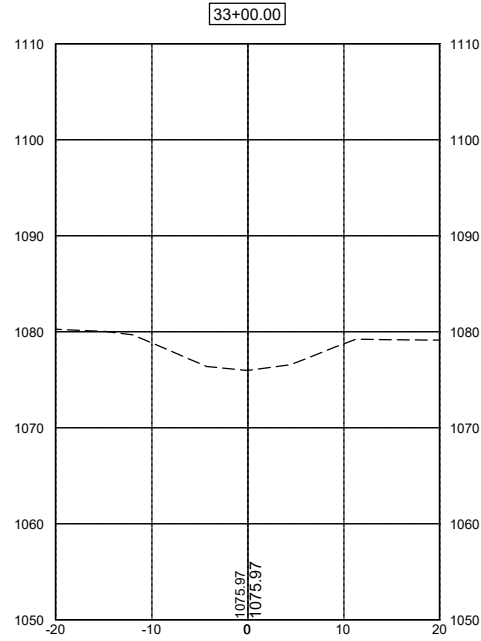


SALIX DRAINAGE DISTRICT  
WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W6
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT

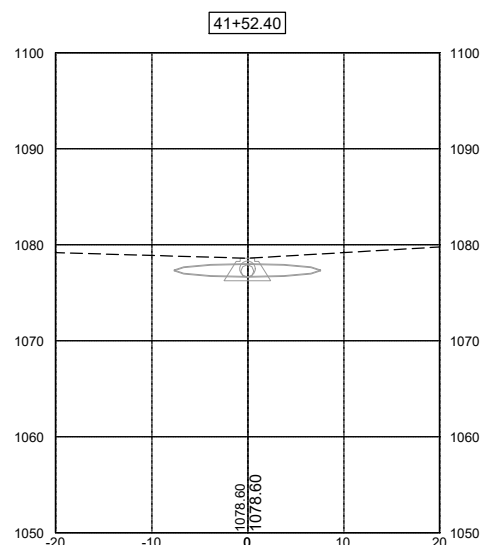
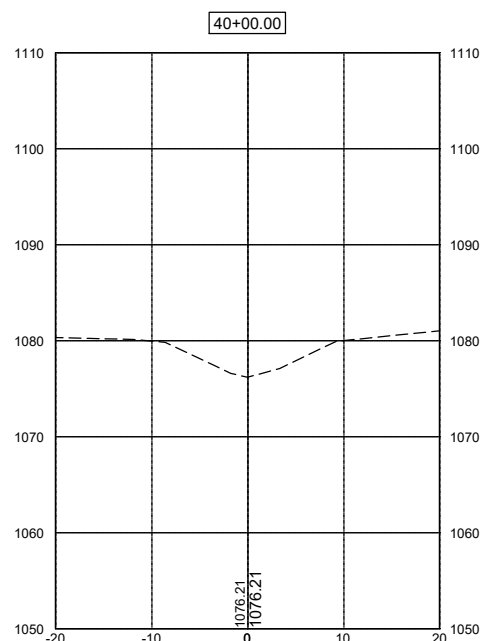
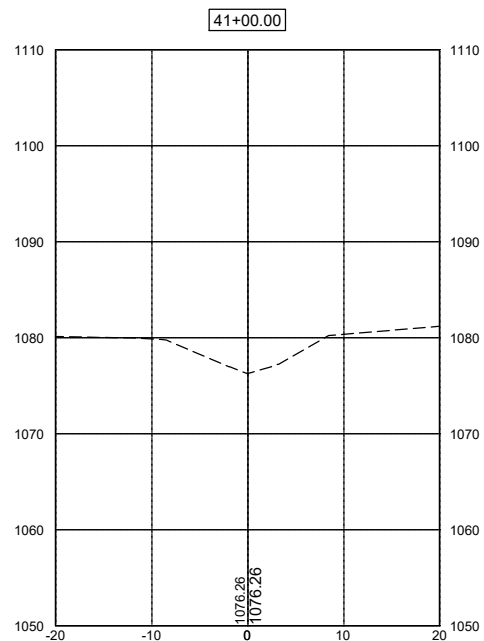


SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W7
PROJECT 15126



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	JWD
CHECKED	PEM
APPROVED	PEM
DATE	09-12-2023
ISSUED FOR	REPORT



SALIX DRAINAGE DISTRICT  
 WOODBURY COUNTY, IOWA

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SOUTH AND WEST LEG CROSS SECTIONS

DWG. NO.
W8
PROJECT 15126

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

Date: 12/5/24

Weekly Agenda Date: 12/10/24

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

**WORDING FOR AGENDA ITEM:**

A) Motion to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa.  
B) Motion to accept and approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa with the condition that an access easement be executed as presented.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

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

**BACKGROUND:**

The Oakridge Livestock Company, Inc. has filed for a two (2) lot minor subdivision on the property identified as Parcel #864407400003 referenced above. This subdivision is being completed to split the dwelling location from the farm ground. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on November 14, 2024. The neighbors within 1000 FT have been duly notified via a November 8, 2024 letter about the November 25, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain nor within two (2) miles of an incorporated jurisdiction, therefore not requiring extraterritorial review. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet appropriate criteria for approval with the an easement granting the proposed Lot 1 access to Jasper Avenue. On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the Oakridge Addition subdivision plat with the condition that the easement be executed as presented.

**PROPERTY DETAILS**

Parcel(s): 864407400003  
Township/Range: T86N R44W (Little Sioux)  
Section: 7  
Quarter: NE ¼ of the SE ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Zone X (Not in Floodplain)  
Property Address: 2963 Jasper Ave., Hornick, IA 51026



**FINANCIAL IMPACT:**

0

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

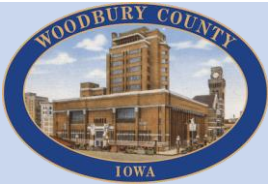
Yes  No

**RECOMMENDATION:**

Receive the final report and P&Z Commission's recommendation from their 11/25/24 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa.
- B) Motion to accept and approve the final plat of Oakridge Addition, a minor subdivision, to Woodbury County, Iowa with the condition that an access easement be executed as presented.



# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## FINAL REPORT – DECEMBER 4, 2024 OAKRIDGE ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Oakridge Livestock Company, Inc.
Application Type:	Minor Subdivision
Name of Subdivision:	Oakridge Addition
Application Date:	November 1, 2024
Number of Lots:	2
Total Acres:	10.26
Extraterritorial Review:	None
Legal Notice Date:	November 14, 2024
Neighbor(s) Notice Date:	November 8, 2024
Stakeholder(s) Notice Date:	November 5, 2024
Zoning Commission Public Hearing Date:	November 25, 2024
Board of Supervisors Agenda Date:	December 10, 2024
Attorney:	Jay Phipps
Surveyor:	Gregg A. Stroschein

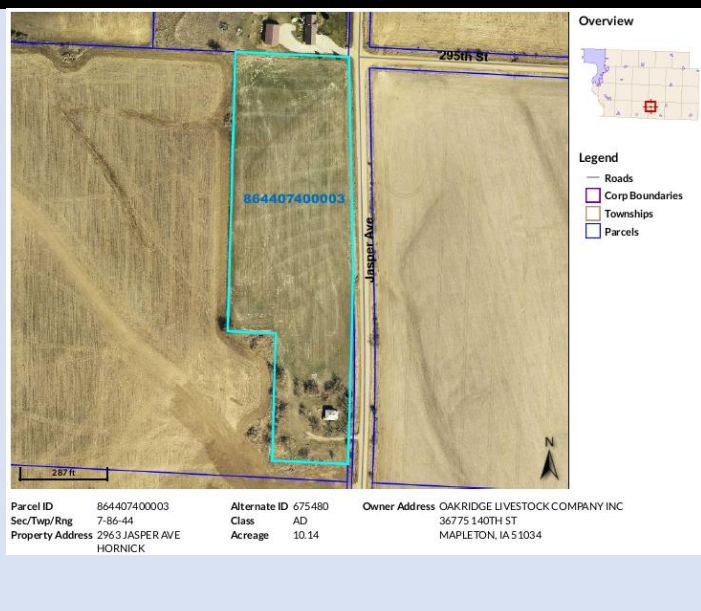
PROPERTY DETAILS	
Parcel(s):	864407400003
Township/Range:	T86N R44W (Little Sioux)
Section:	7
Quarter:	NE ¼ of the SE ¼
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in Floodplain)
Property Address:	2963 Jasper Ave., Hornick, IA 51026

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

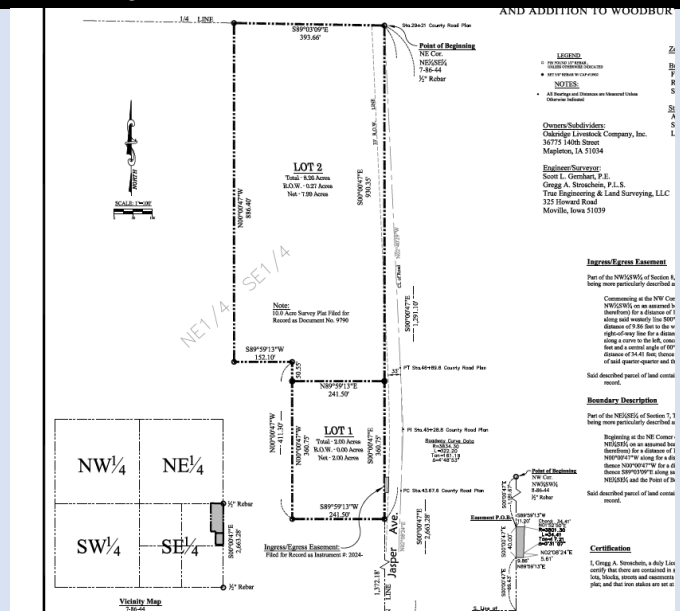
### SUMMARY

The Oakridge Livestock Company, Inc. has filed for a two (2) lot minor subdivision on the property identified as Parcel #864407400003 referenced above. This subdivision is being completed to split the dwelling location from the farm ground. This minor subdivision proposal has been properly notified in the Sioux City Journal legal section on November 14, 2024. The neighbors within 1000 FT have been duly notified via a November 8, 2024 letter about the November 25, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain nor within two (2) miles of an incorporated jurisdiction, therefore not requiring extraterritorial review. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet appropriate criteria for approval with the an easement granting the proposed Lot 1 access to Jasper Avenue. On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the Oakridge Addition subdivision plat with the condition that the easement be executed as presented.

### AERIAL MAP



### PLAT EXCEPT



**ZONING COMMISSION RECOMMENDATION**

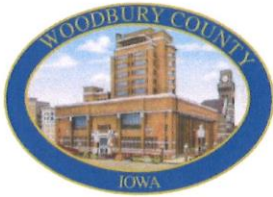
On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the Oakridge Addition subdivision plat with the condition that the easement be executed as presented.

**RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY**

I, Christine Zellmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Oakridge Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the 25<sup>th</sup> Day of November 2024 approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 3<sup>rd</sup> Day of Dec, 2024.

  
Christine Zellmer-Zant, Chairman  
Woodbury County Zoning Commission of Woodbury County, Iowa



**WOODBURY COUNTY  
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

RE: Recommendation: Oakridge Addition, Minor Subdivision Proposal

**PROPERTY DETAILS:**

Parcel(s): 864407400003  
Township/Range: T86N R44W (Little Sioux)  
Section: 7  
Quarter: NE ¼ of the SE ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Area to be subdivided not in the floodplain (Zone X)

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Oakridge Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regular meeting of the Woodbury County Zoning Commission on November 25, 2024.

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

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

Dated this 25<sup>th</sup> day of November, 2024.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission



**Minutes - Woodbury County Zoning Commission – November 25, 2024**

The Zoning Commission (ZC) meeting convened on the 25th of November at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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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=DXqp6jPtBtI>

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ZC Members Present:	Corey Meister, Chris Zant, Tom Bride, Jeff Hanson
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Gene Collins, Jadin Collins, J.W. Voigt

**CALL TO ORDER**

The meeting of the Woodbury County Zoning Commission was called to order at 5:02 PM by Chair Chris Zellmer Zant. Commissioner Barb Parker was absent.

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

There were no public comments.

**APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

The approval of the minutes from the previous meeting on August 26 was deferred due to Barb Parker's absence. However, the minutes from the September 23 meeting were presented. Tom Bride made a motion to approve these minutes, which was seconded by Jeff Hanson. The motion passed unanimously with a vote of 4-0.

**PUBLIC HEARING (ACTION ITEM) - PROPOSED OAKRIDGE ADDITION MINOR SUBDIVISION (Parcel #864407400003)**

The Commission held a public hearing regarding the Oakridge Addition, a proposed two-lot minor subdivision located on a 10.26-acre parcel in Little Sioux Township, approximately 4.2 miles northwest of Smithland. The property is situated in the Agricultural Preservation (AP) Zoning District and is owned by Oakridge Livestock Company, Inc. The owners intend to remodel and sell the existing house while using the remaining land for alfalfa cultivation. An easement agreement was presented. Corey Meister moved to receive and Jeff Hanson seconded the motion, which carried 4-0 (available in appendix). Hanson commented about the wording of the easement to reflect its intended purpose. Jeff Hanson moved to close the hearing, and Tom Bride seconded the motion, which carried 4-0. Hanson then made a motion to recommend approval to the Board of Supervisors with the condition that the easement be executed as presented, which was seconded by Corey Meister. This motion also passed unanimously with a vote of 4-0.

**PUBLIC HEARING (ACTION ITEM) - PROPOSED JW COLLINS HOMESTEAD MINOR SUBDIVISION (Parcel #894428100005)**

The Commission conducted a public hearing for the JW Collins Homestead, a proposed one-lot minor subdivision on a 2.20-acre parcel in Arlington Township, located approximately half a mile northeast of Merville. This property is also in the Agricultural Preservation (AP) Zoning District, with portions falling within designated flood hazard areas. Tom Bride moved to close the hearing, and Jeff Hanson seconded the motion, which passed 4-0. Bride then made a motion to recommend approval of the final plat to the Board of Supervisors, seconded by Meister. The motion carried unanimously with a vote of 4-0.

**PUBLIC HEARING (ACTION ITEM) – PROPOSED ZONING ORDINANCE TEXT AMENDMENT (DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS)**

The Commission conducted a public hearing to consider potential amendments to Section 4.11 of the Woodbury County Zoning Ordinance, which pertains to the dimensional size for single-family dwellings. Dan Priestley noted that the current ordinance has been in effect since 2008 and has not generated significant controversy or public

input. He emphasized that the ordinance aligns with state and federal laws. Jeff Hanson expressed that the existing ordinance does not appear to be problematic and suggested that no further time should be spent on it.

**INFORMATION ITEM: DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE: SUMMARY:** At their July 2, 2024, meeting, the Woodbury County Board of Supervisors directed the Zoning Commission to explore the feasibility of nuclear energy as a potential energy option for the county. It is important to note that no proposals from companies to provide nuclear energy have been submitted. Tom Bride expressed interest in receiving input from MidAmerican Energy regarding potential future power sources. Priestley highlighted the pros and cons of both large and small nuclear power plants, suggesting that nuclear energy might be regulated as a conditional use. However, he emphasized that state and federal agencies retain primary control over most aspects of nuclear energy development. Public input on this issue has been limited so far. To address this, the Commission will schedule future public hearings to gather feedback and determine the best path forward for potentially including nuclear energy as an option in Woodbury County.

**INFORMATION ITEM: DISCUSSION AND PLANNING PROCESS FOR A RECOMMENDATION CONTEMPLATING DEMOMMISSIONING REQUIREMENTS AS PART OF A NEW ORDINANCE REGARDING CARBON PIPELINES:** Priestley read a summary into the record. The Woodbury County Board of Supervisors, at their August 27, 2024 meeting, directed the Planning and Zoning Director to collaborate with the Planning and Zoning Commission, the Board of Adjustment, and legal counsel to develop a recommendation for incorporating decommissioning requirements into a new ordinance regarding carbon pipelines. Priestley emphasized that decommissioning procedures are primarily regulated by federal and state governments. Staff is reviewing regulations from other counties and states to determine if any local standards exist. The Commission might consider adopting local standards, provided they do not conflict with federal guidelines. Bride inquired whether the county could require pipeline companies to file a permit. Priestley explained the conditional use permit process outlined in the zoning ordinance. Bride also noted that pipeline easements often remain in place even when the area is no longer in use. Research to develop potential recommendations will continue.

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

No public comments were made.

**STAFF UPDATE**

Priestley informed the Commission about a communication from Rural REC regarding grain bin safety. It was also noted that open seats are available on the Zoning Commission and Board of Adjustment, with applications currently being accepted.

**COMMISSIONER COMMENT OR INQUIRY**

No comments or inquiries were made by commissioners.

**ADJOURNMENT**

The meeting adjourned at 6:02 PM following a motion by Corey Meister, seconded by Jeff Hanson. The motion carried unanimously, 4-0.

## APPENDIX

Jay P. Phipps      P. O. Box 442      Merville, IA 51039      (712) 873-3210

### EASEMENT

For the consideration of One and no/100 Dollar (\$1.00) and other valuable consideration, Ivener Farms, LLC, an Iowa Limited Liability Company, does hereby grant to Oakridge Livestock Company, Inc., an Iowa Corporation, their heirs, successors, and assigns, an Easement over the following described real estate, to-wit:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seven (7) Township Eighty-six (86) North, Range Forty-four (44) West of the 5th Principal Meridian, Woodbury County, Iowa. Said parcel being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SW1/4; thence southerly along the westerly line of the NW1/4SW1/4 on an assumed bearing of S00°00'47"E (with all subsequent bearings referenced therefrom) for a distance of 1,181.67 feet to the easement Point of Beginning; thence continuing along said westerly line S00°00'47"E for a distance of 40.00 feet; thence N89°59'13"E along for a distance of 9.86 feet to the westerly right-of-way line of Jasper Ave.; thence N02°08'24"E along said right-of-way line for a distance of 5.61 feet to the road right-of-way curve; thence northeasterly along a curve to the left, concave northwesterly, having a radius of 3,801.30 feet, curve length of 34.41 feet and a central angle of 00°31'07" along the chord of said curve on a bearing of N01°52'50"E for a distance of 34.41 feet; thence S89°59'13"W for a distance of 11.20 feet to a point on the westerly line of said quarter-quarter and the Point of Beginning.

Said described parcel of land contains 0.01 acres and is subject to all easements and right-of-ways of record.

The aforesaid Easement shall be exclusively for ingress and egress. Oakridge Livestock Company, Inc., and their heirs, successors, and assigns shall be responsible for all maintenance and repair of the easement area. This Easement shall run with the land.

Dated this \_\_\_\_ day of November, 2024.

Kent Ivener, Manager, Ivener Farms LLC

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF WOODBURY)

On this \_\_\_\_ day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Ivener, Manager of Ivener Farms LLC, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State.



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: Oakridge Livestock Company, Inc  
Name of Owner

Mailing Address: 36675 140<sup>th</sup> St. Mapleton IA 51034  
Street City or Town State and Zip + 4

Property Address: 2963 Jasper Ave Hornick IA 51026  
Street City or Town State and Zip + 4

Ph/Cell #: (712) 420-3231 E-mail Address: scottgt@wiatel.net

To subdivide land located in the SE Quarter of Section 7

Civil Township 86N R44W GIS Parcel # 86407400003

Name of Subdivision: Oakridge Addition AP-Little Sioux

Subdivision Area in Acres 10.26 Number of Lots 2

**Attachments:**

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

Surveyor: Jay Phipps Gregg Stroschein Ph/Cell: 712-259-0483

Attorney: Jay Phipps Ph/Cell: 712-873-3210

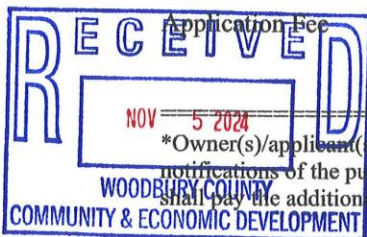
I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: [Signature] for JW Voigt +  
Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District X Date \_\_\_\_\_ No. \_\_\_\_\_

Application Fee  
4 Lots or less (\$300\*+ Additional Fees) \$300 CB#4305  
5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

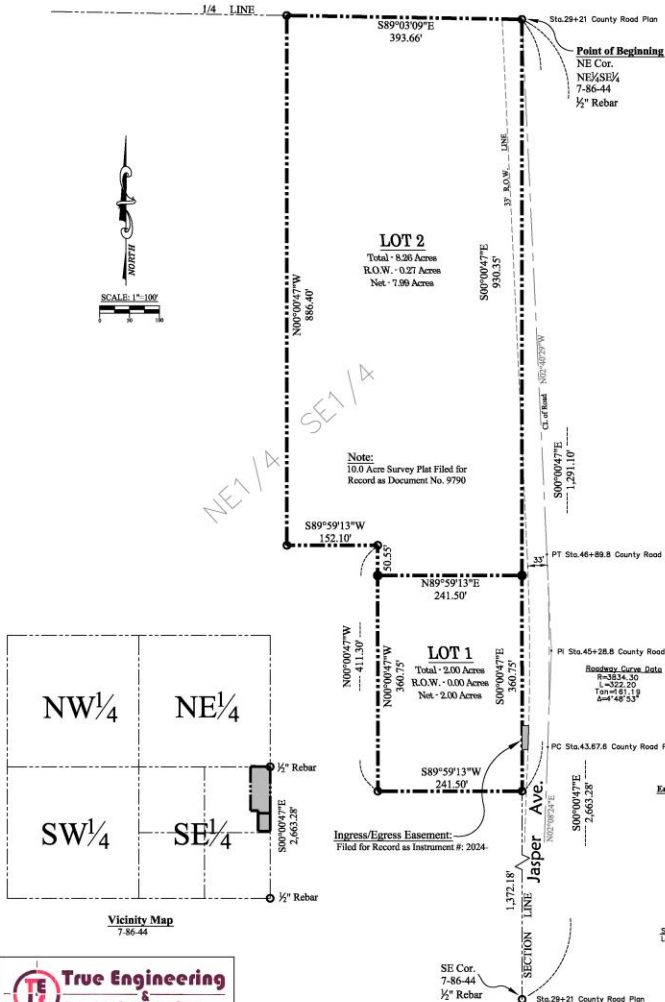


\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s)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

Surveyor: **Gregg A. Stroschein**, 712-559-0483  
 Mail To: 123 Howard Rd., Moline, IA 51909  
 County: Woodbury  
 Locality: 7-864-4 area  
 Account Part: Part of NE 1/4 SE 1/4  
 Registered: Change Livestock Company Inc.  
 Authorized by: JW Veng

# FINAL PLAT OF Oakridge Addition

A MINOR SUBDIVISION  
 IN THE NE 1/4 SE 1/4 OF SECTION 7, T86N, R44W OF THE 5TH P.M.,  
 AND ADDITION TO WOODBURY COUNTY, IOWA



**LEGEND**  
 ○ FIVE IRON STAKES (IF MISSING, COLLARS OTHER WERE INDICATED)  
 ● SET 5/8" REBAR W/ CAP ABOVE  
**NOTES:**  
 • All Bearings and Distances are Measured Unless Otherwise Indicated

**Zoning:** AP, Ag Preservation  
**Building Setback Lines:**  
 Front: 10'  
 Rear: 5'  
 Side: 2'

**Statistical Data:**  
 Area of Subdivision = 10.26 Acres  
 Street Right-of-way = 0.27 Acres  
 Lots: 2

**Owners/Subdividers:**  
 Oakridge Livestock Company, Inc.  
 36775 140th Street  
 Mapleton, IA 51034

**Engineer/Surveyor:**  
 Scott L. Gerhart, P.E.  
 Gregg A. Stroschein, P.L.S.  
 True Engineering & Land Surveying, LLC  
 325 Howard Road  
 Moline, Iowa 51039

**Ingress/Egress Easement**

Part of the NW 1/4 SW 1/4 of Section 8, T86N, R44W of the 5th P.M., Woodbury County, Iowa. Said parcel being more particularly described as follows:  
 Commencing at the NW Corner of said NW 1/4 SW 1/4, thence southerly along the westerly line of the NW 1/4 SW 1/4 on an assumed bearing of S00°00'47"E (with all subsequent bearings referenced therefrom) for a distance of 1,181.67 feet to the easement Point of Beginning; thence continuing along said westerly line S00°00'47"E for a distance of 40.00 feet; thence N89°59'13"E along for a distance of 8.86 feet to the westerly right-of-way line of Jasper Ave.; thence N02°08'24"E along said right-of-way line for a distance of 5.61 feet to the road right-of-way curve; thence northeasterly along a curve to the left, concave northerly, having a radius of 3,801.30 feet, curve length of 34.41 feet and a central angle of 09°31'10" along the chord of said curve on a bearing of N01°52'59"E for a distance of 34.41 feet; thence S89°59'13"W for a distance of 11.20 feet to a point on the westerly line of said quarter-quarter and the Point of Beginning.

Said described parcel of land contains 0.01 acres and is subject to all easements and right-of-ways of record.

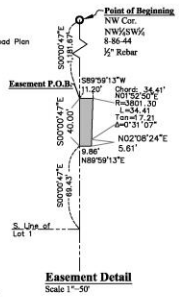
**Boundary Description**

Part of the NE 1/4 SE 1/4 of Section 7, T86N, R44W of the 5th P.M., Woodbury County, Iowa. Said parcel being more particularly described as follows:  
 Beginning at the NE Corner of said NE 1/4 SE 1/4; thence southerly along the easterly line of the NE 1/4 SE 1/4 on an assumed bearing of S00°00'47"E (with all subsequent bearings referenced therefrom) for a distance of 1,291.10 feet; thence S89°59'13"W for a distance of 241.50 feet; thence N00°00'47"W along for a distance of 411.30 feet; thence S89°59'13"W for a distance of 152.10 feet; thence N00°00'47"W for a distance of 886.40 feet to a point on the northerly line of the NE 1/4 SE 1/4; thence S89°03'09"E along said northerly line for a distance of 393.66 feet to the NE corner of said NE 1/4 SE 1/4 and the Point of Beginning.

Said described parcel of land contains 10.26 acres and is subject to all easements and right-of-ways of record.

**Certification**

I, Gregg A. Stroschein, a duly Licensed Land Surveyor under the laws of the State of Iowa, do hereby certify that there are contained in said description, the lots described in the subdivision as platted; that the lots, blocks, streets and easements are of the dimensions, numbers, names and locations as shown on said plat; and that iron stakes are set at each corner of every lot of said subdivision as indicated hereon.



**True Engineering & Land Surveying LLC**  
 325 Howard Rd., Moline, IA 51909 712.575.5789

Gregg A. Stroschein P.L.S. #10902 License renewal date: 12-31-25 Date \_\_\_\_\_ Pages covered by seal \_\_\_\_\_

**FINAL PLAT  
OF  
Oakridge Addition  
A MINOR SUBDIVISION  
IN THE NE¼ SE¼ OF SECTION 7, T86N, R44W OF THE 5TH P.M.,  
AND ADDITION TO WOODBURY COUNTY, IOWA**

**CONSENT OF OWNERS**

Oakridge Livestock Company, Inc. is the Owners of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots, subsets and streets, as is particularly shown and set forth in the attached Plat and said Certificate of Gregg Broshers, a licensed Surveyor who surveyed and platted the real estate to be shown in Oakridge Addition, an addition to Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with the desires of the owners and proprietors thereof.

Jay W. Voigt, President \_\_\_\_\_ Date \_\_\_\_\_

STATE OF IOWA, COUNTY OF WOODBURY

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Jay W. Voigt, to me personally known, who being by me duly sworn or affirmed, said Jay that this person is the President of Oakridge Livestock Company, Inc. and that said President acknowledged the execution of said instrument to be the voluntary act and deed of Oakridge Livestock Company, Inc. by its voluntarily executed.

Notary Public:

**RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY**

I, Christine Zilmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Oakridge Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Christine Zilmer-Zant, Chairman  
Woodbury County Zoning Commission of Woodbury County, Iowa

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

Resolution accepting and approving the Plat of Oakridge Addition an addition to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission and the Woodbury County Board of Supervisors have reviewed and approved the Final Plat of Oakridge Addition to Woodbury County, Iowa, and whereas approval of the Final Plat of Oakridge Addition to Woodbury County, Iowa has been recommended to the Woodbury County Board of Supervisors by the Planning and Zoning Commission. Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, that said Final Plat of Oakridge Addition to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Dated \_\_\_\_\_, 2024

ATTEST: WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill, Woodbury County Auditor and Recorder Matthew Ung, Chairperson

STATE OF IOWA :  
COUNTY OF WOODBURY : 55

I, Patrick F. Gill, Woodbury County Auditor and Recorder, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Oakridge Addition to Woodbury County, Iowa, which said Resolution was adopted by the Woodbury County Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 and approved on said date all as full, true and complete as the same appears of record in the Office of said Auditor and Recorder.

Dated \_\_\_\_\_, 2024

Patrick F. Gill, Woodbury County Auditor and Recorder

**COUNTY ENGINEER'S CERTIFICATE**

I, Mark J. Nahra, P.E., County Engineer for Woodbury County, Iowa, do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conform with the requirements as provided for in the Subdivision Ordinance and that all dimensions both linear and angular necessary for the location of lots, tracts, streets, and easements, are shown.

Dated \_\_\_\_\_, 2024

Mark Nahra, P.E., County Engineer for Woodbury County, Iowa

**CERTIFICATE OF COUNTY ASSESSOR**

I, Julie Conolly, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, a copy of this plat was filed in the County Assessor's Office.

Dated \_\_\_\_\_

Tyler Mogensen,  
County Assessor

**TITLE OPINION**

\_\_\_\_\_, 2024

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of Oakridge Addition, a Minor Subdivision in the NE¼ SE¼ of Section 7, T86N, R44W of the 5th P.M., in Addition to Woodbury County, Iowa last certified by Engstrom Abmet Co., Inc., dated \_\_\_\_\_, 2024 at 4:59 a.m. and from said abstract find good and merchantable title to said premises vested in Oakridge Livestock Company, Inc. subject to the following, liens, limitations and exceptions:

- Entry 24 shows a Right-of-Way Agreement in favor of Iowa Public Service Company which grants them the right to construct, operate, replace, repair, and maintain, or remove an electric transmission and distribution line or system. Said Easement was filed on April 3, 1968 on Book 1177, Page 403.
- Entry 28 discloses that the property is subject to the Zoning Regulations of the Woodbury County Board of Supervisors dated January 11, 1971, and recorded March 5, 1971, in Book 1263, Pages 9 to 78. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 51 discloses Resolutions Number 6332 and 6333 of the Woodbury County Board of Supervisors which were recorded on May 12, 1977, on Roll 62, Images 2118 through 2121. These resolutions govern the use of certain lands within Woodbury County, Iowa, which may be within boundaries designated as Flood Hazard Areas.
- Entry 52 shows a Notice of Filing of Soil and Water Resource Conservation Plan file on July 29, 1992, on Roll 266, Image 2343. The Plan is available for inspection at the District Office of the Woodbury County Soil and Water Conservation District.
- Entry 53 shows Resolution No. 9460 filed on December 12, 2000 and recorded in Roll 475, Image 935 in the office of the Recorder of Woodbury County, Iowa.
- Entry 54 shows Resolution No. 10,455 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7213 which includes, among other things, new comprehensive zoning ordinances establishing zoning regulations for the unincorporated area of Woodbury County, Iowa. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 55 shows Resolution No. 10,456 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7313 which prescribes the minimum requirements for the design and development of new subdivisions and the subdivision of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. If you intend to subdivide the property, you will need to comply with this resolution. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 59 shows an Ordinance No. 61 filed on February 28, 2022 and recorded in Instrument #2022-02525 in the office of the Recorder of Woodbury County, Iowa.
- Entry 60 shows an Ordinance No. 74 filed on August 18, 2023 and recorded in Instrument #2023-07899 in the office of the Recorder of Woodbury County, Iowa.

- The County Road Right of Way and Electric Easements as shown on the Final Plat of Kerr Addition.
- An Easement between K & L Legacy Farms, L.L.C. (Grantor) and Summit Carbon Solutions, LLC (Grantee), dated November 19, 2021, and filed January 3, 2022, in Document No. 2022-00073.
- All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an underdetermined amount.

Dated: \_\_\_\_\_, 2024.

Jay P. Priggs  
ATTORNEY AT LAW

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

STATE OF IOWA :  
COUNTY OF WOODBURY : 148

Docket No: \_\_\_\_\_

Filed for record, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. recorded in Plat Envelope \_\_\_\_\_, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated \_\_\_\_\_, 2024

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa  
By: Diane Swoboda Peterson, Deputy

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

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code Section 354.6(2).

Dated \_\_\_\_\_, 2024

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa  
By: Diane Swoboda Peterson, Deputy

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated \_\_\_\_\_, 2024

Tina M. Bertrand, Treasurer Woodbury County, Iowa

**ANY ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL ALSO BE RECORDED IN THE WOODBURY COUNTY RECORDER'S OFFICE SEPARATELY IN ASSOCIATION WITH THE RECORDING OF THE FINAL PLAT.**

- EASEMENTS
- MORTGAGE CERTIFICATE, IF APPLICABLE
- ETC.

**PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

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

shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.

Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.

	<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
	Staff recommends approval with the condition that an easement be executed to enable permanent access to the proposed Lot 1 across Parcel #864408300001 to Jasper Avenue.

**ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

<b>The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:</b>	
	<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	Staff recommends approval with the condition that an easement be executed to enable permanent access to the proposed Lot 1 across Parcel #864408300001 to Jasper Avenue.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

**EXTRATERRITORIAL REVIEW**

There is no incorporated area within two miles of this proposed minor subdivision.



Sioux City Journal  
AFFIDAVIT OF PUBLICATION

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

State of Texas, County of Bexar, ss:

Jake Seaton, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

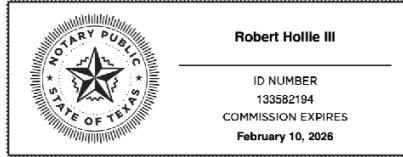
PUBLICATION DATES:  
Nov. 14, 2024

NOTICE ID: PMfukw7i5fkWwebwdgaf  
PUBLISHER ID: COL-IA-501037  
NOTICE NAME: ZC\_11-25-24\_Meeting  
Publication Fee: \$66.86

*Jake Seaton*

(Signed) \_\_\_\_\_

VERIFICATION  
State of Texas  
County of Bexar



Subscribed in my presence and sworn to before me on this: 11/15/2024

*[Signature]*

Notary Public  
Electronically signed and notarized online using the Proof platform.

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION**  
The Woodbury County Zoning Commission will have a meeting and will hold public hearings on the following items hereafter described in detail on **November 25, 2024 at 8:00 PM** or as soon thereafter as the matters may be considered.  
Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 838 086 8378 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Email: [comments@woodburycountyiowa.gov](mailto:comments@woodburycountyiowa.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Fri., Nov. 22, 2024.

**Item One (1):  
NUCLEAR ENERGY FACILITIES  
ZONING ORDINANCE TEXT AMENDMENT  
CONSIDERATION**  
The Woodbury County Zoning Commission will hold a public hearing to consider the addition of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy facilities. Possible options include to amend the Land Use Summary Table of Allowed Uses (Section 4.03.4) by adding Nuclear Energy Facilities as a permitted allowed use or a conditional use in all or select the county zoning districts. Amendments may also be discussed pertaining to the addition of new sections pertaining to nuclear energy facilities, definitions, the renumbering, and reorganization of content within the zoning ordinance.

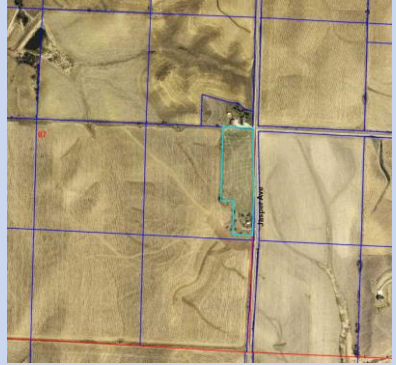
**Item Two (2):  
MINOR SUBDIVISION  
PROPOSED MINOR SUBDIVISION:** To be known as Oatridge Addition, A Minor Subdivision to Woodbury County, Iowa, a two-<sup>1</sup>/<sub>2</sub>-<sup>1</sup>/<sub>2</sub> acre subdivision in a 10.26-acre portion of T88N R44W (Little Sioux Township) in Section 7 in the NE 1/4 of the SE 1/4 on Parcel #66440740003. The property is approximately 4.2 miles northwest of the City of Smithland. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Cavidge Livestock Company, Inc., 2963 Jasper Ave., Homick, IA, 51026 (Property Address); 36075 140th St., Mapleton, IA 51024 (Mailing Address).

**Item Three (3):  
MINOR SUBDIVISION  
PROPOSED MINOR SUBDIVISION:** To be known as JW Collins Homestead, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 2.38-acre portion of T88N R44W (Arlington Township) in Section 26 in the NE 1/4 of the NW 1/4 on Parcel #694403100005. The property is approximately one-half mile northwest of the City of Moulton. The property is located in the Agricultural Preservation (AP) Zoning District. Portions of the property are in the Z-10A and Zone K-0.2 present Special Flood Hazard Area (SFHA - floodplain). Owner/Applicant: Stella Harlan & Frances Trust, 952 Burton Cir., Magnolia, DE 19962.

**Item Four (4):  
ZONING ORDINANCE TEXT AMENDMENT  
CONSIDERATION**  
The Woodbury County Zoning Commission will hold a public hearing to consider potential changes or amendments to Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance. The purpose of the hearing is to collect information in a review of the dimension size for single-family dwellings not limited to the regulations in Section 4.11.

COL-IA-501037

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	5	
Notification Letter Date:	November, 8, 2024	
Public Hearing Board:	Zoning Commission	
Public Hearing Date:	November 25, 2024	
Phone Inquiries:	1	
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
Oakridge Livestock Company, Inc.	36775 140th St.	Mapleton	IA	51034	No comments
Ivener Farms, LLC	3701 Cheyene Blvd.	Sioux City	IA	51104	No comments
David E. Waller & Ginger R. Waller	2949 Jasper Ave.	Hornick	IA	51026	Inquiry about the project and asked if this is for a hog confinement? (11/13/24)
Carl McGrain and Nancy McGrain	13768 Plum Ave.	Mapleton	IA	51034	No comments
Patricia L. Johnson, Trustee of the Patricia L. Johnson Declaration of Trust dated May 7, 2013	8254 SW 86th Court Road	Ocala	FL	34481	No comments

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments
CITY OF ANTHON:	No comments
CONCORD TOWNSHIP:	No comments
FIBERCOMM:	No comments
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments
LOESS HILLS PROGRAM:	No comments
LONGLINES:	No comments
LUMEN:	No comments
MAGELLAN PIPELINE:	No comments
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric, and we have no conflicts. – Casey Meinen, 11/5/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments
NORTHERN NATURAL GAS:	No comments
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 11/12/24.
NUSTAR PIPELINE:	No comments
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments
WIATEL:	No comments
WINNEBAGO TRIBE:	No comments
WOODBURY COUNTY ASSESSOR:	No comments
WOODBURY COUNTY CONSERVATION:	No comments
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments
WOODBURY COUNTY EMERGENCY SERVICES:	No comments
WOODBURY COUNTY ENGINEER:	SEE MEMO BELOW
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 11/5/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments
WOODBURY COUNTY SHERIFF:	No comments
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 11/6/24.
WOODBURY COUNTY TREASURER:	The 2023 taxes paid in full. – Tina Bertrand, 11/5/24.



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

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

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

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: November 14, 2024

Subject: Oakridge Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated November 5, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Existing driveways serve each lot. Both driveways meet sight distance requirements.
- An easement for access to lot 1 is being provided at the location of the existing driveway. I am not sure how the slender remainder of the parent parcel came about. While the easement for the lot 1 driveway does provide access to the lot, I would encourage the owner to try to acquire the property sliver to eliminate the need for this easement.
- I have no other concerns or issues with this minor subdivision application.

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

Cc: File

Jay P. Phipps      P. O. Box 442      Merville, IA 51039      (712) 873-3210

EASEMENT

For the consideration of One and no/100 Dollar (\$1.00) and other valuable consideration, Ivener Farms, LLC, an Iowa Limited Liability Company, does hereby grant to Oakridge Livestock Company, Inc., an Iowa Corporation, their heirs, successors, and assigns, an Easement over the following described real estate, to-wit:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seven (7) Township Eighty-six (86) North, Range Forty-four (44) West of the 5th Principal Meridian, Woodbury County, Iowa. Said parcel being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SW1/4; thence southerly along the westerly line of the NW1/4SW1/4 on an assumed bearing of S00°00'47"E (with all subsequent bearings referenced therefrom) for a distance of 1,181.67 feet to the easement Point of Beginning; thence continuing along said westerly line S00°00'47"E for a distance of 40.00 feet; thence N89°59'13"E along for a distance of 9.86 feet to the westerly right-of-way line of Jasper Ave.; thence N02°08'24"E along said right-of-way line for a distance of 5.61 feet to the road right-of-way curve; thence northeasterly along a curve to the left, concave northwesterly, having a radius of 3,801.30 feet, curve length of 34.41 feet and a central angle of 00°31'07" along the chord of said curve on a bearing of N01°52'50"E for a distance of 34.41 feet; thence S89°59'13"W for a distance of 11.20 feet to a point on the westerly line of said quarter-quarter and the Point of Beginning.

Said described parcel of land contains 0.01 acres and is subject to all easements and right-of-ways of record.



The aforesaid Easement shall be exclusively for ingress and egress. Oakridge Livestock Company, Inc., and their heirs, successors, and assigns shall be responsible for all maintenance and repair of the easement area. This Easement shall run with the land.

Dated this \_\_\_\_\_ day of November, 2024.

\_\_\_\_\_  
Kent Ivener, Manager, Ivener Farms LLC

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF WOODBURY)

On this \_\_\_\_\_ day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Ivener, Manager of Ivener Farms LLC, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State.

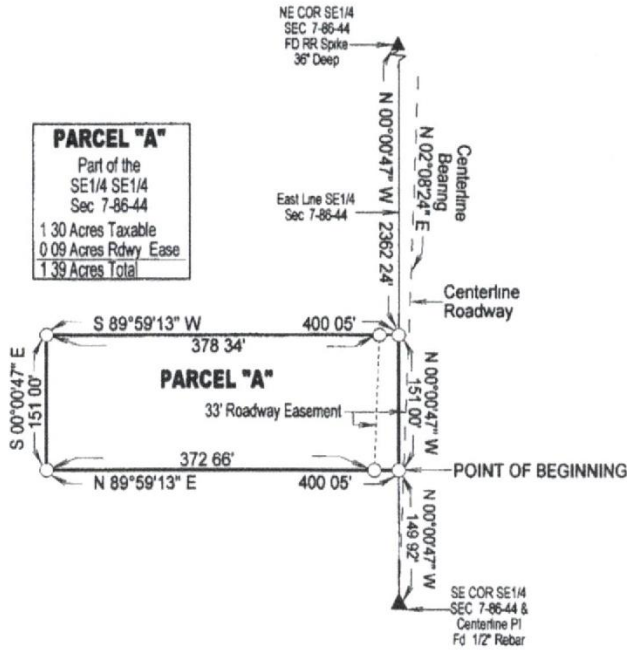
Roll 746 Image 6771  
 Document 12055 Type SRVYP Pages 1  
 Date 4/22/2016 Time 11:18 AM  
 Rec Amt \$7.00

PATRICK F GILL, AUDITOR AND RECORDER  
 WOODBURY COUNTY IOWA

PREPARED BY = DAVID L. WILBERDING - 8 BRADY DRIVE - CHEROKEE, IOWA 51012 - PHONE (712) 548-6325

# PLAT OF SURVEY

SURVEY PLAT SHOWING A PARCEL OF LAND LOCATED IN A PART OF THE  
 SE1/4 OF THE SE1/4 OF SECTION 7, T86N, R44W OF THE 5TH P.M.,  
 WOODBURY COUNTY, IOWA.



**Legal Description for Parcel "A"**

A parcel of land described as being a part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 86 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, further described as follows

Commencing at the Southeast corner of the SE1/4 of said Section 7, thence N 00°00'47" W on the East line of the SE1/4 of said Section 7, a distance of 149.92 feet to the POINT OF BEGINNING, thence continuing N 00°00'47" W on the East line of the SE1/4 of said Section 7, a distance of 151.00 feet, thence S 89°59'13" W, a distance of 400.05 feet, thence S 00°00'47" E, a distance of 151.00 feet, thence N 89°59'13" E, a distance of 400.05 feet to the POINT OF BEGINNING, said described Parcel "A" contains a total of 1.39 Acres, inclusive of a Public Roadway Easement of 0.09 Acres. Said Parcel "A" is also subject to any and all other Easements of Record.



For the purpose of this Survey the East line of the SE1/4 of said Section 7 is assumed to bear N 00°00'47" W

<input type="checkbox"/> = Recorded as 	<input type="checkbox"/> = Set 1/2" Rebar w/Blue Cap #10315		Owner = IVENER FARMS, LLC
	DATE SURVEY MARCH 2016	SURVEY REQUESTED BY Rod DeGroot	
SURVEY LOCATION 	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. <i>David L. Wilberding</i> 4-22-2016 David L. Wilberding License No. 10315 Date My License renewal date is December 31, 2017 Pages or sheets covered by this seal 1		P S S I N C. 

Pg 1  
Deed

Roll 688 Image 9638-9639  
Document 10736 Type QCD Pages 2  
Date 1/17/2007 Time 9:28 AM  
Rec Amt \$12.00 Aud Amt \$10.00

PATRICK F GILL, AUDITOR AND RECORDER **E**  
WOODBURY COUNTY IOWA **an**

THE IOWA STATE BAR ASSOCIATION Official Form No. 106 - January 2006	Mitchell A. Herigstad #14417	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return Document to: <u>Kent W. Ivener and Michelle B. Ivener, 3701 Cheyenne Blvd. Sioux City, IA 51104</u>		
Preparer Information: <u>Mitchell A. Herigstad, 501 Pierce Street, Suite 300, Sioux City, Iowa 51101 (712) 252-0020</u>		
Address Tax Statement: <u>3701 Cheyenne Blvd., Sioux City, Iowa 51104 Kent W. + Michelle B. Ivener</u>		
 <h3>QUIT CLAIM DEED</h3>		
For the consideration of <u>One</u> Dollar(s) and other valuable consideration, <u>Michele B. Ivener a/k/a Michelle B. Ivener and Kent W. Ivener, wife and husband,</u>		
do hereby Quit Claim to <u>Ivener Farms, L.L.C., an Iowa limited liability company</u>		
all our right, title, interest, estate, claim and demand in the following described real estate in <u>Woodbury</u> County, Iowa.		
See Exhibit "A" attached hereto and by this reference incorporated herein.		
Subject to and together with covenants, conditions, restrictions, and easements of record, if any.		
Exempt from Declaration of Value as per Iowa Code Chapter 428A.2(15).		
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.		
Dated: <u>12/21/06</u>		
_____ (Grantor)	<u>Michele B. Ivener</u> Michele B. Ivener a/k/a Michelle B. Ivener (Grantor)	_____ (Grantor)
_____ (Grantor)	<u>Kent W. Ivener</u> Kent W. Ivener (Grantor)	_____ (Grantor)
STATE OF <u>IOWA</u> COUNTY OF <u>WOODBURY</u>		
This instrument was acknowledged before me on <u>12-21</u> , 2006, by <u>Michele B. Ivener a/k/a Michelle B. Ivener and Kent W. Ivener, wife and husband,</u>		
		<u>MAH 21</u> , Notary Public
(This form of acknowledgment for individuals)		

Pg 2  
Deed

EXHIBIT "A"

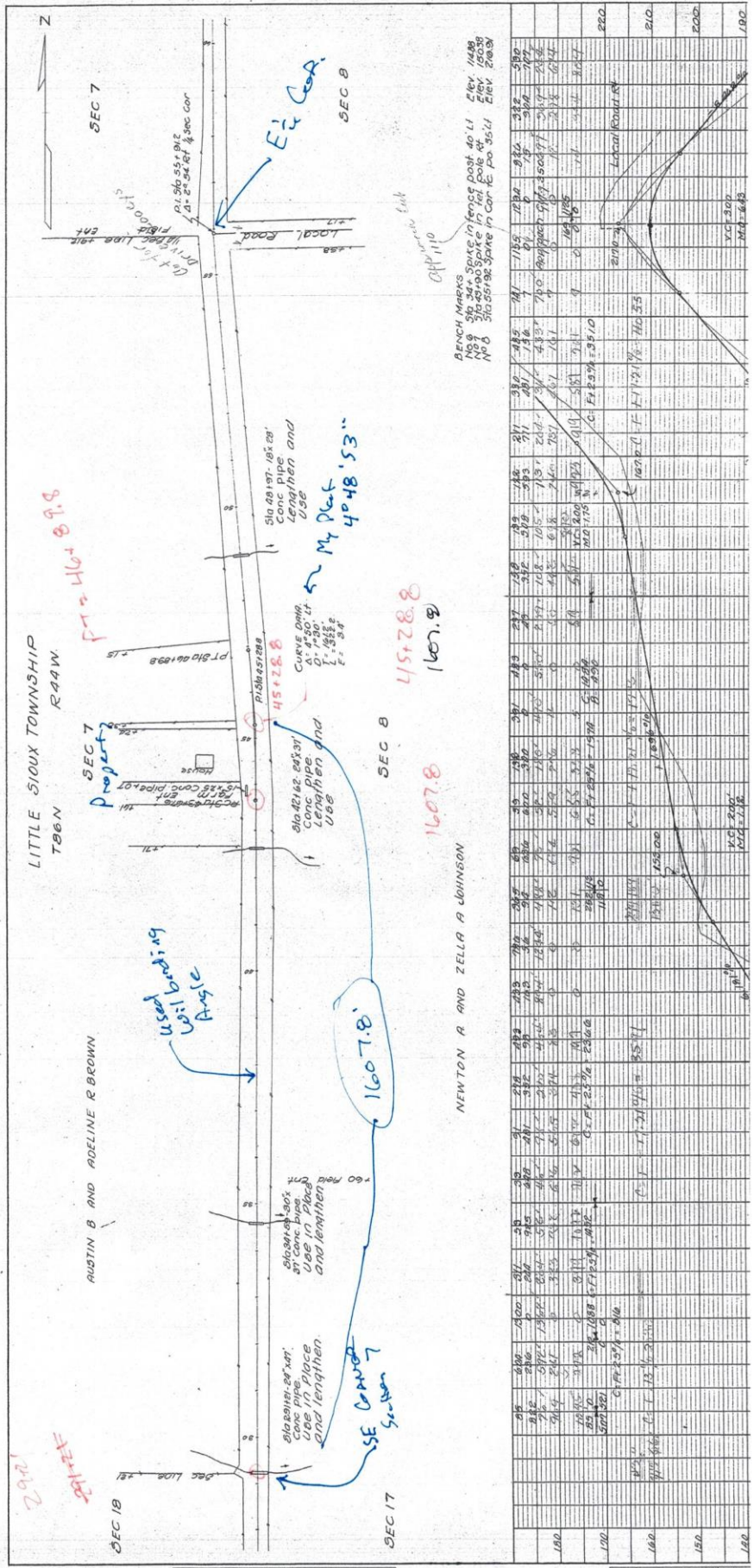
The East Half (E ½) of the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of Section Seven (7), Township Eighty-six (86), North, Range Forty-four (44), West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa, excepting therefrom that part of the Southeast Quarter (SE ¼) described as follows: Beginning at the Northeast corner of said Southeast Quarter (SE ¼); thence South along the East line of said Southeast Quarter (SE ¼) for a distance of One thousand two hundred ninety-one and one-tenth feet (1291.1'); thence with an angle to the right of Ninety degrees (90°) for a distance of Two hundred forty-one and five-tenths feet (241.5'); thence with an angle to the right of Ninety degrees (90°) for a distance of Four hundred eleven and three-tenths feet (411.3'); thence with an angle to left of Ninety degrees (90°) for a distance of One hundred fifty-two and one-tenth feet (152.1'); thence with an angle to the right of Ninety degrees (90°) for a distance of Eight hundred eighty-six and four-tenths feet (886.4') to a point on the North line of said Southeast Quarter (SE ¼); thence East along said North line for a distance of Three hundred ninety-three and six-tenths feet (393.6') to the point of beginning.

AND

Two (2) acres West of the road in the West Half of the Southwest Quarter (W ½ SW ¼) of Section Eight (8), Township Eighty-six (86) North, Range Forty-four (44) West of the 5<sup>th</sup> P.M., Woodbury County, Iowa.



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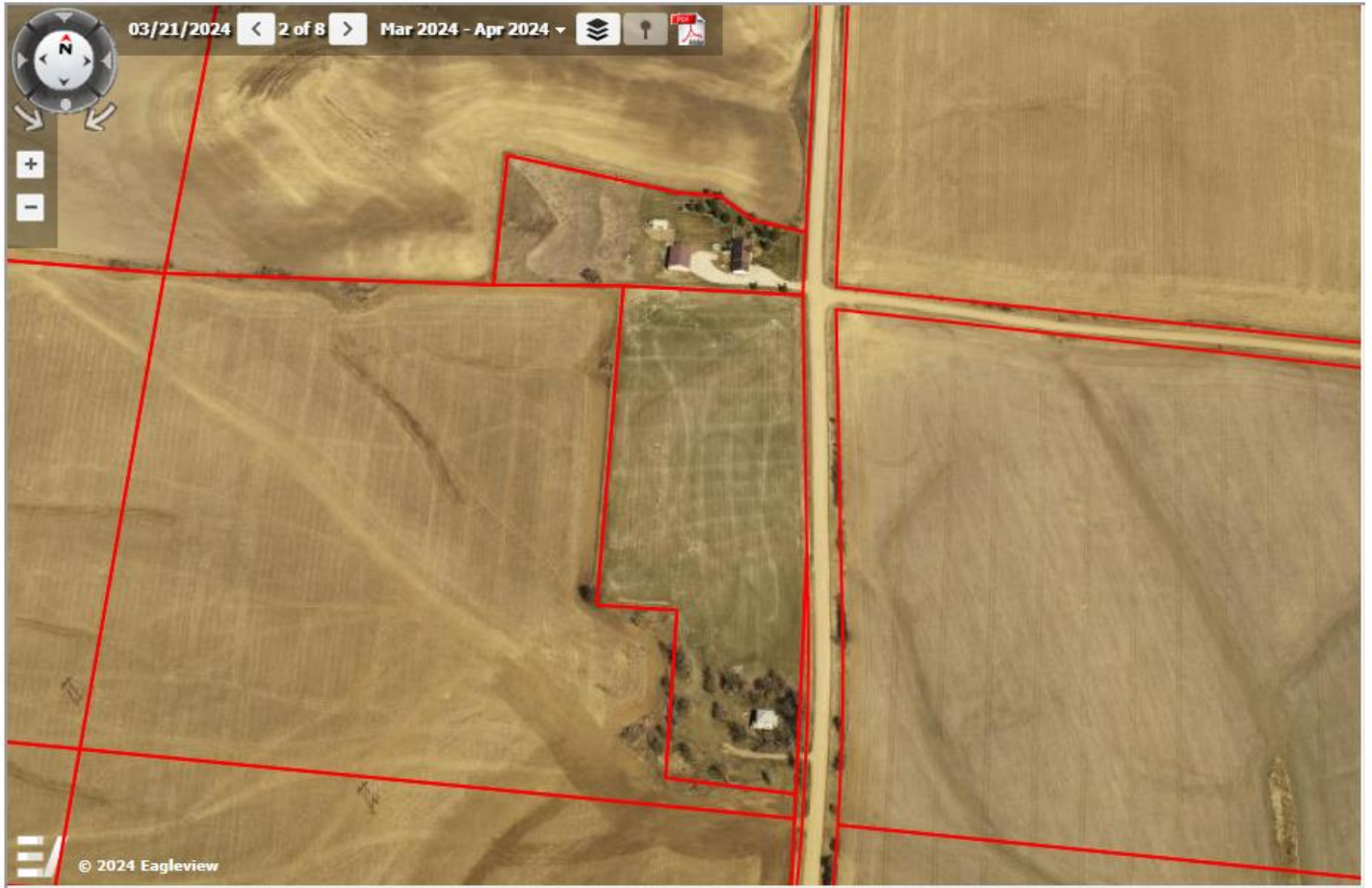
REVISION MAPS  
 No. 9 360 346 Spike in fence post 40.11 Elev. 1488  
 No. 7 360 346 Spike in fence post 40.11 Elev. 15038  
 No. 8 360 346 Spike in fence post 40.11 Elev. 15038  
 No. 10 360 346 Spike in fence post 40.11 Elev. 15038

STATION	CHORD BEARING	CHORD DISTANCE	CURVE BEARING	CURVE DISTANCE	CHORD BEARING	CHORD DISTANCE	CURVE BEARING	CURVE DISTANCE
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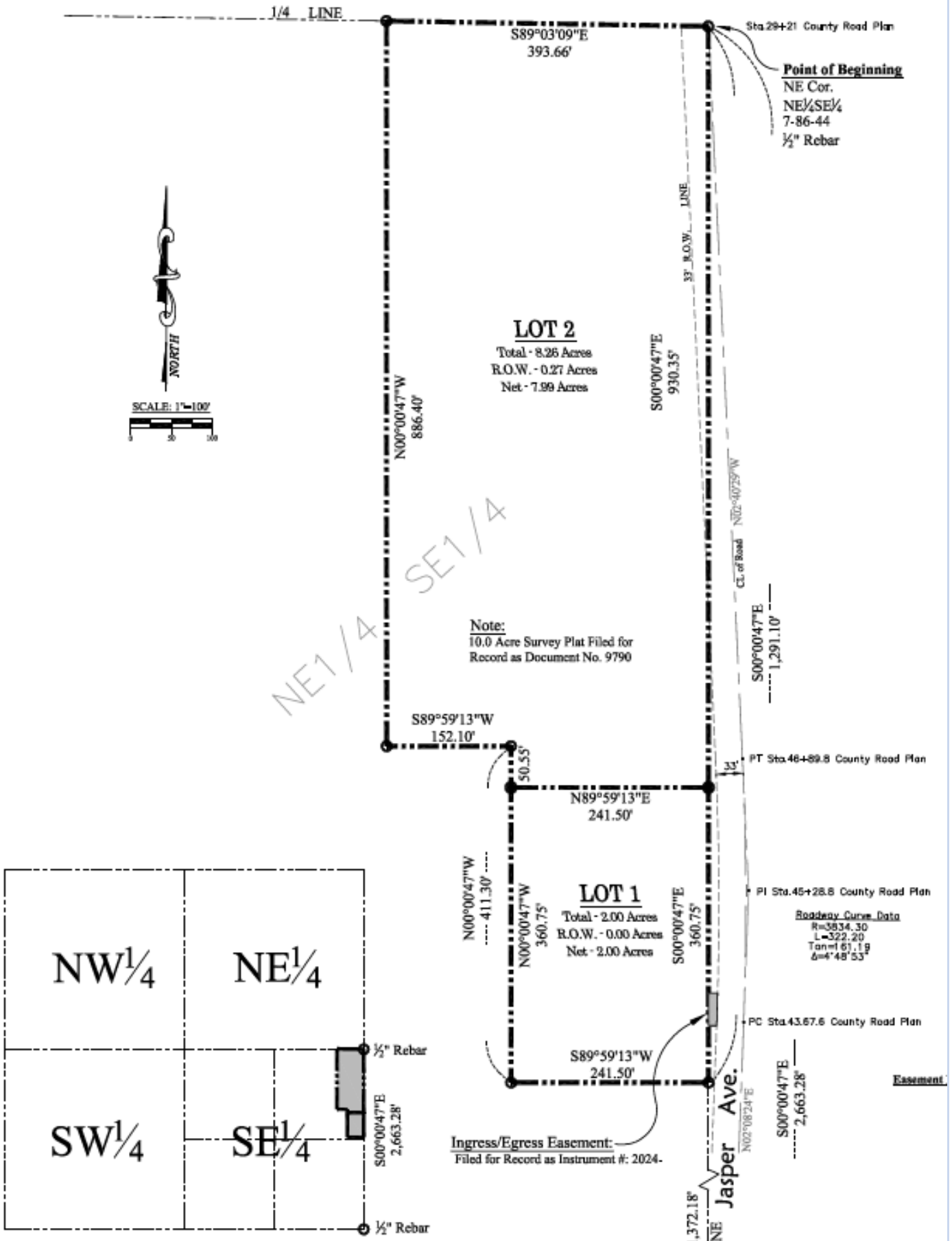


# PICTOMETRY

## Pictometry



**PLAT MAP EXCERPT**



## TITLE OPINION

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Oakridge Addition, a Minor Subdivision in the NE¼ SE¼ of Section 7, T86N, R44W of the 5th P.M., an Addition to Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated \_\_\_\_\_, 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Oakridge Livestock Company, Inc. subject to the following, liens, limitations and exceptions:

1. Entry 24 shows a Right-of-Way Agreement in favor of Iowa Public Service Company which grants them the right to construct, operate, replace, repair, and maintain, or remove an electric transmission and distribution line or system. Said Easement was filed on April 3, 1968 on Book 1177, Page 403.
  2. Entry 28 discloses that the property is subject to the Zoning Regulations of the Woodbury County Board of Supervisors dated January 11, 1971, and recorded March 5, 1971, in Book 1263, Pages 9 to 78. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
  3. Entry 51 discloses Resolutions Number 6332 and 6333 of the Woodbury County Board of Supervisors which were recorded on May 12, 1977, on Roll 62, Images 2118 through 2121. These resolutions govern the use of certain lands within Woodbury County, Iowa, which may be within boundaries designated as Flood Hazard Areas.
  4. Entry 52 shows a Notice of Filing of Soil and Water Resource Conservation Plan file on July 29, 1992, on Roll 266, Image 2343. The Plan is available for inspection at the District Office of the Woodbury County Soil and Water Conservation District.
  5. Entry 53 shows Resolution No. 9460 filed on December 12, 2000 and recorded in Roll 475, Image 935 in the office of the Recorder of Woodbury County, Iowa.
  6. Entry 54 shows Resolution No. 10,455 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7213 which includes, among other things, new comprehensive zoning ordinances establishing zoning regulations for the unincorporated area of Woodbury County, Iowa. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
  7. Entry 55 shows Resolution No. 10,456 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7313 which prescribes the minimum requirements for the design and development of new subdivisions and the resubdivision of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. If you intend to subdivide the property, you will need to comply with this resolution. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
  8. Entry 59 shows an Ordinance No. 61 filed on February 28, 2022 and recorded in Instrument #2022-02525 in the office of the Recorder of Woodbury County, Iowa.
  9. Entry 60 shows an Ordinance No. 74 filed on August 18, 2023 and recorded in Instrument #2023-07899 in the office of the Recorder of Woodbury County, Iowa.
- 
1. The County Road Right of Way and Electric Easements as shown on the Final Plat of Kerr Addition.
  2. An Easement between K & L Legacy Farms, L.L.C. (Grantor) and Summit Carbon Solutions, LLC (Grantee), dated November 19, 2021, and filed January 3, 2022, in Document No. 2022-00073.
  3. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jay P. Phipps  
ATTORNEY AT LAW

## Woodbury County, IA / Sioux City

### Summary

Parcel ID 864407400003  
 Alternate ID 675480  
 Property Address 2963 JASPER AVE  
 HORNICK IA 51026  
 Sec/Twp/Rng 7-86-44  
 Brief Tax Description E241.5' S411.3' N1291.1' E393.6' N886.4' NESE 7-86-44  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 2022-02791 (3/4/2022)  
 Gross Acres 10.14  
 Net Acres 10.14  
 Adjusted CSR Pts 460.8  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0044 LITTLE SIOUX/WESTWOOD  
 School District WESTWOOD COMM  
 Neighborhood N/A



### Owner

Deed Holder  
[OAKRIDGE LIVESTOCK COMPANY INC](#)  
 36775 140TH ST  
 MAPLETON IA 51034  
 Contract Holder  
 Mailing Address  
 OAKRIDGE LIVESTOCK COMPANY INC  
 36775 140TH ST  
 MAPLETON IA 51034

### Land

Lot Area 10.14 Acres; 441,698 SF

### Residential Dwellings

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 2 Story Frame  
 Architectural Style N/A  
 Year Built 1910  
 Condition Poor  
 Roof Asph / Hip  
 Flooring  
 Foundation C Blk  
 Exterior Material WOOD  
 Interior Material Pls  
 Brick or Stone Veneer  
 Total Gross Living Area 1,583 SF  
 Main Area Square Feet 784  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type Full  
 Basement Area 784  
 Basement Finished Area  
 Plumbing 1 Standard Bath - 3 Fi; 1 Sink;  
 Appliances  
 Central Air No  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Open (209 SF); 1S Frame Enclosed (56 SF);  
 Decks  
 Additions 1 Story Frame (15 SF);  
 Garages

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/4/2022	GARDNER BONNIE L	OAKRIDGE LIVESTOCK COMPANY INC	2022-02791	Normal	Deed		\$120,000.00



## Valuation

	2024	2023	2022	2021	2020
Classification	Ag Dwelling/ Agriculture	Ag Dwelling/ Agriculture	Ag Dwelling/ Agriculture	Ag Dwelling/ Agriculture	Ag Dwelling/ Agriculture
+ Assessed Land Value	\$15,020	\$15,020	\$11,670	\$11,670	\$11,030
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$40,440	\$40,440	\$30,710	\$30,710	\$30,430
= Gross Assessed Value	\$55,460	\$55,460	\$42,380	\$42,380	\$41,460
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$55,460	\$55,460	\$42,380	\$42,380	\$41,460

## Sioux City Special Assessments and Fees

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

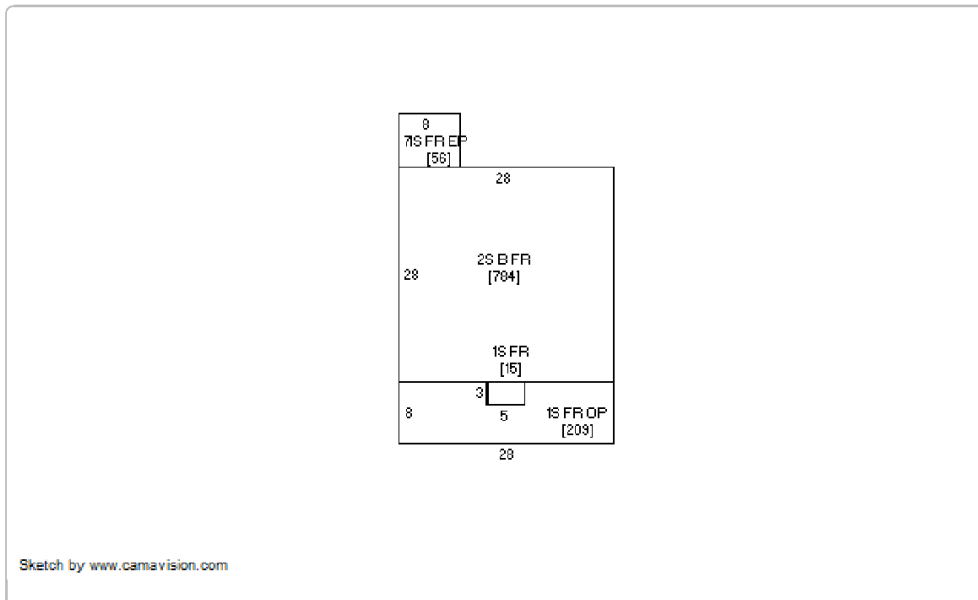
## Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

## Photos



## Sketches



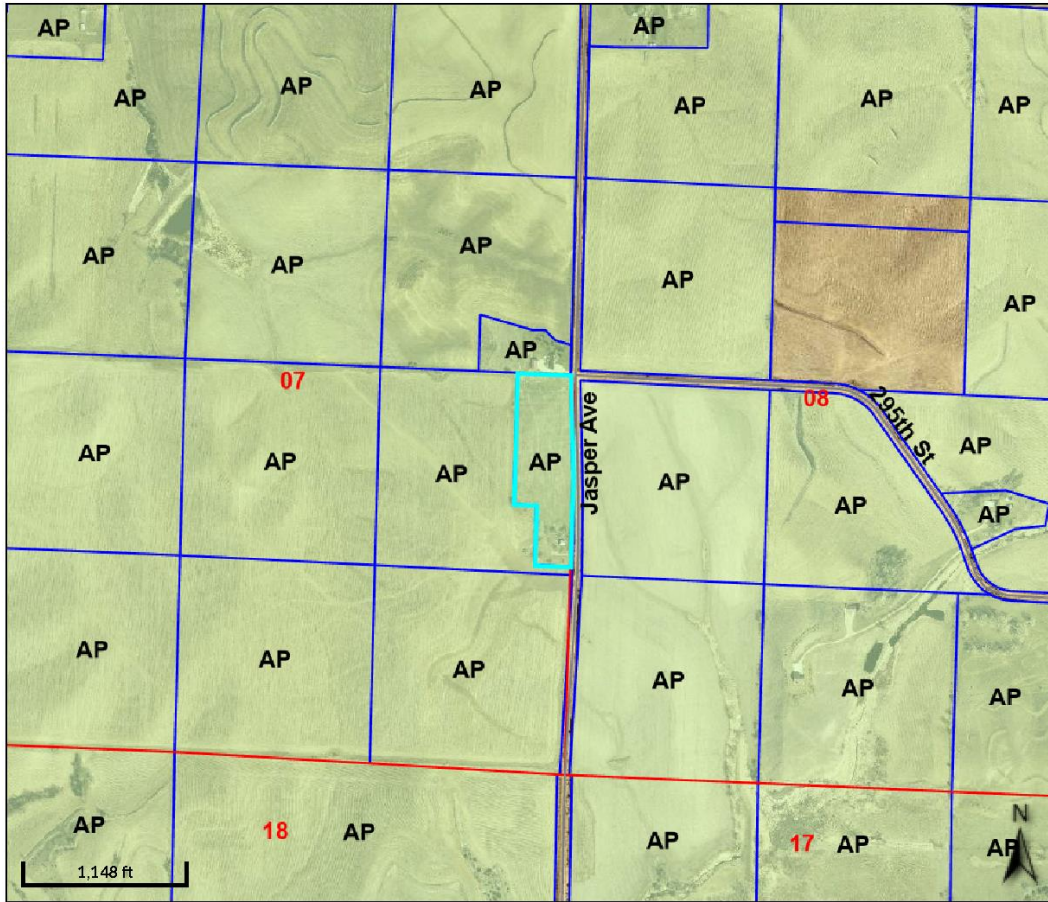
No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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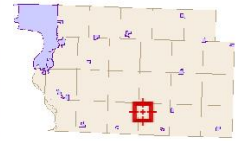
Contact Us



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



Overview



Legend

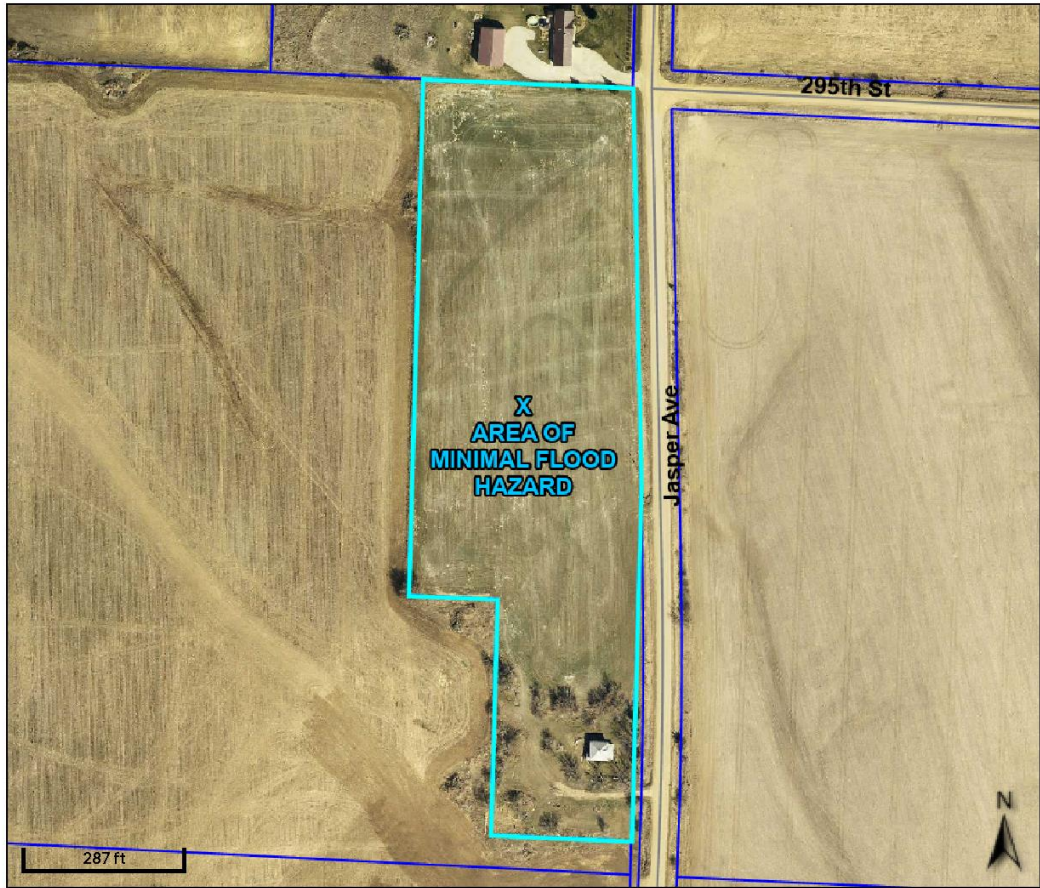
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning**
- ▭ AE
- ▭ AP
- ▭ GC
- ▭ GC-PD
- ▭ GI
- ▭ LI
- ▭ LI-PD
- ▭ SR
- ▭ WR

<b>Parcel ID</b>	864407400003	<b>Alternate ID</b>	675480	<b>Owner Address</b>	OAKRIDGE LIVESTOCK COMPANY INC
<b>Sec/Twp/Rng</b>	7-86-44	<b>Class</b>	AD		36775 140TH ST
<b>Property Address</b>	2963 JASPER AVE	<b>Acreage</b>	10.14		MAPLETON, IA 51034
	HORNICK				
<b>District</b>	0044				
<b>Brief Tax Description</b>	E241.5' S411.3' N1291.1' E393.6' N886.4' NESE 7-86-44				
	<i>(Note: Not to be used on legal documents)</i>				

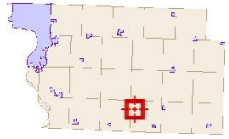
Date created: 11/1/2024  
 Last Data Uploaded: 10/31/2024 11:58:52 PM

Developed by SCHNEIDER  
 GEOSPATIAL

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



Overview



Legend

- Roads
-  Corp Boundaries
-  Townships
-  Parcels

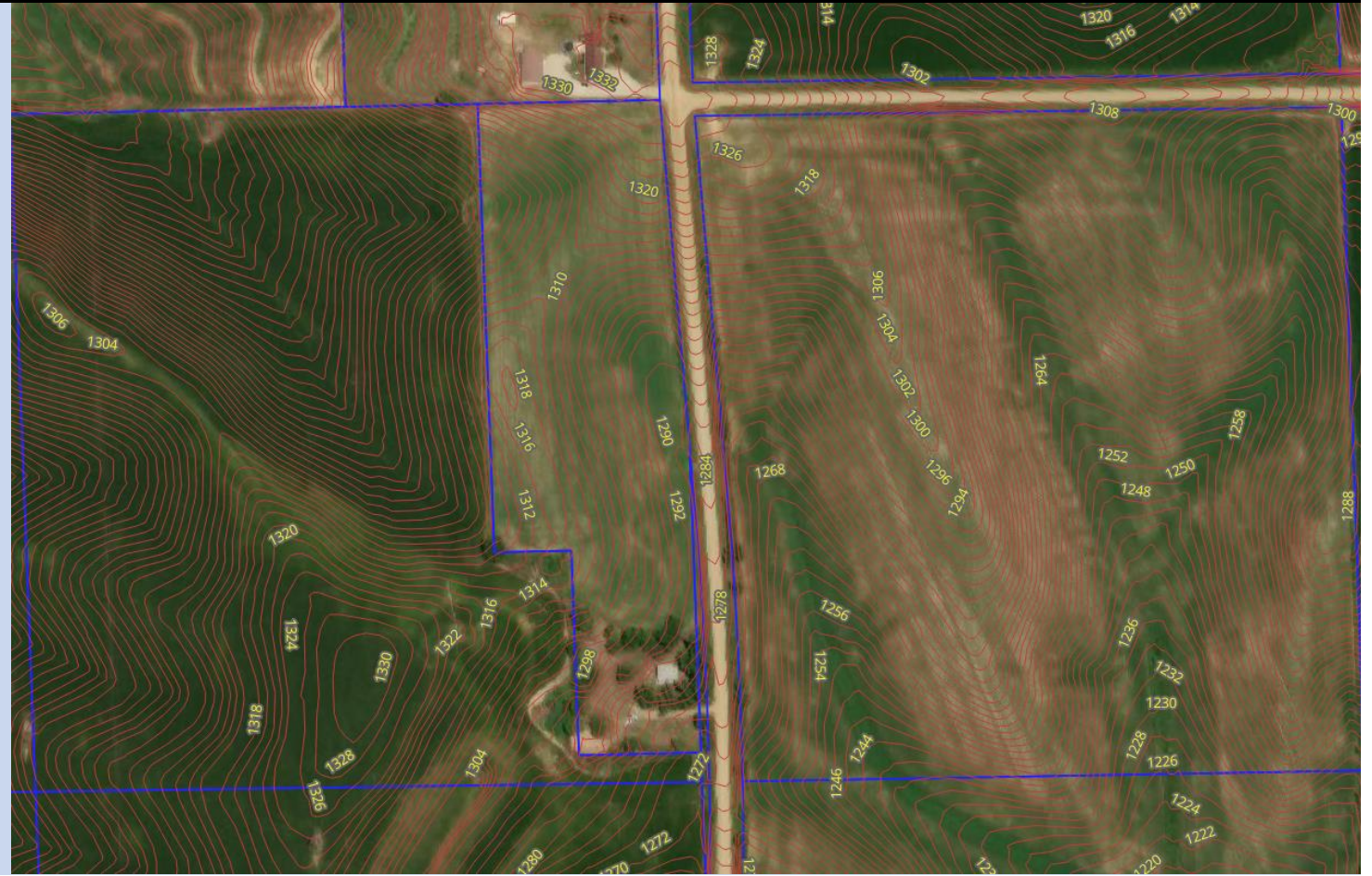
<b>Parcel ID</b>	864407400003	<b>Alternate ID</b>	675480	<b>Owner Address</b>	OAKRIDGE LIVESTOCK COMPANY INC
<b>Sec/Twp/Rng</b>	7-86-44	<b>Class</b>	AD		36775 140TH ST
<b>Property Address</b>	2963 JASPER AVE HORNICK	<b>Acreeage</b>	10.14		MAPLETON, IA 51034
<b>District</b>	0044				
<b>Brief Tax Description</b>	E241.5' S411.3' N1291.1' E393.6' N886.4' NESE 7-86-44				
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Date created: 11/1/2024  
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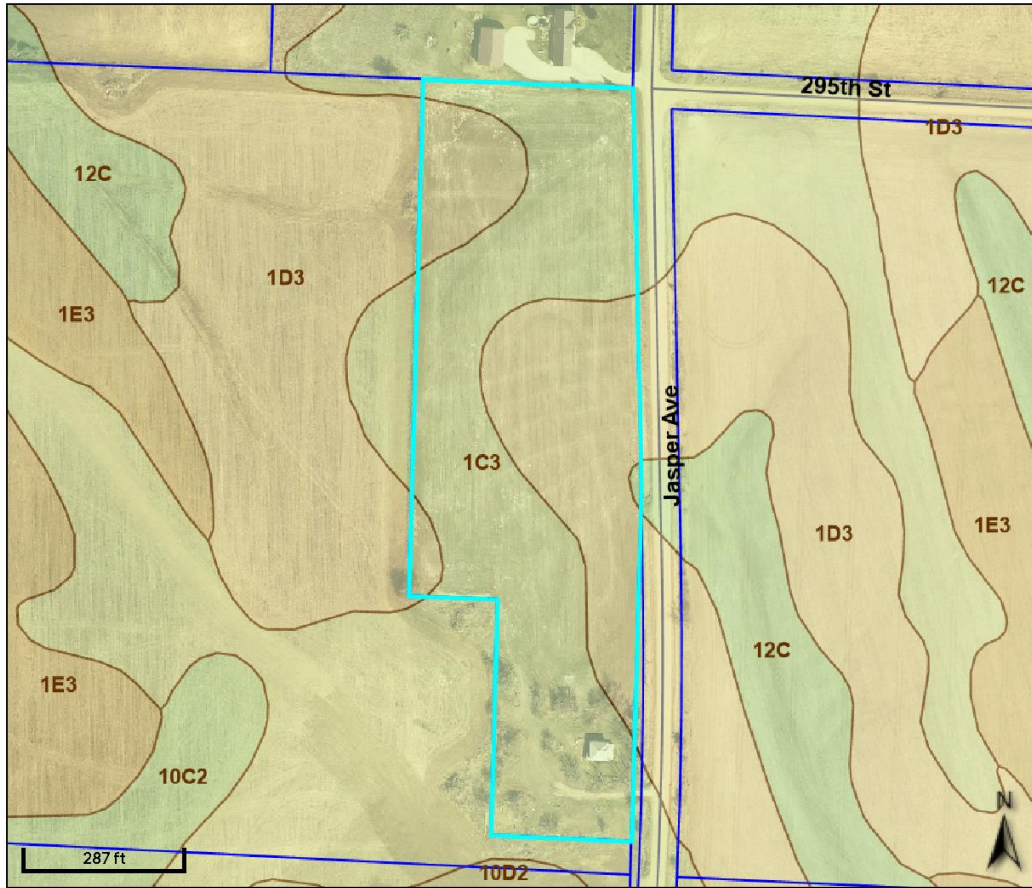
Developed by  **SCHNEIDER**  
GEO SPATIAL



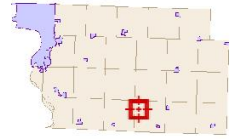
# ELEVATION MAP



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



Overview



Legend

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

<b>Parcel ID</b>	864407400003	<b>Alternate ID</b>	675480	<b>Owner Address</b>	OAKRIDGE LIVESTOCK COMPANY INC
<b>Sec/Twp/Rng</b>	7-86-44	<b>Class</b>	AD		36775 140TH ST
<b>Property Address</b>	2963 JASPER AVE	<b>Acreage</b>	10.14		MAPLETON, IA 51034
	HORNICK				
<b>District</b>	0044				
<b>Brief Tax Description</b>	E241.5' S411.3' N1291.1' E393.6' N886.4' NESE 7-86-44				
	(Note: Not to be used on legal documents)				

Date created: 11/1/2024  
 Last Data Uploaded: 10/31/2024 11:58:52 PM

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 GEOSPATIAL

# SOIL REPORT(S)

## Summary

Parcel ID	864407400003	
Gross Acres	10.14	
ROW Acres	0.00	
Gross Taxable Acres	10.14	
Exempt Acres	0.00	
Net Taxable Acres	10.14	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	48.50	(491.81 CSR2 Points / 10.14 Gross Taxable Acres)

Agland Active Config 2017 CSR2

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	8.53	46.89	399.99	399.99
Non-Crop	1.61	57.03	91.82	60.81
<b>Total</b>	<b>10.14</b>		<b>491.81</b>	<b>460.80</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	0.03	2.67	2.67
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	4.82	279.56	279.56
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	3.68	117.76	117.76
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	1.55	89.90	58.93
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.06	1.92	1.88
<b>Total</b>				<b>10.14</b>	<b>491.81</b>	<b>460.80</b>

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

Date: 12/5/24

Weekly Agenda Date: 12/10/24

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

**WORDING FOR AGENDA ITEM:**

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa.
- B) Motion to accept and approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

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

**BACKGROUND:**

The Steffe Harlan & Frances Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #894428100005 referenced above. This subdivision is being completed to establish a lot for agricultural uses as it will be used to store grain, hay, and farm equipment. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on November 14, 2024. The neighbors within 1000 FT have been duly notified via a November 8, 2024 letter about the November 25, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and portions are located in the Zone A and Zone X 0.2 percent floodplain. The City of Moville waived their extraterritorial review authority with the approval of Resolution 2024-43 on November 20, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the JW Collins Homestead subdivision plat.

**PROPERTY DETAILS**

Parcel(s): 894428100005  
Township/Range: T89N R44W (Arlington)  
Section: 28  
Quarter: NE ¼ of the NW ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Zone X, 0.2 PCT, Zone X, & Zone A  
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?**

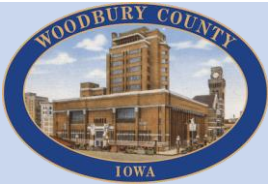
Yes  No

**RECOMMENDATION:**

Receive the final report and P&Z Commission's recommendation from their 11/25/24 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 11/25/24 meeting to approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa.
- B) Motion to accept and approve the final plat of JW Collins Homestead, a minor subdivision, to Woodbury County, Iowa.



# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## FINAL REPORT – DECEMBER 4, 2024

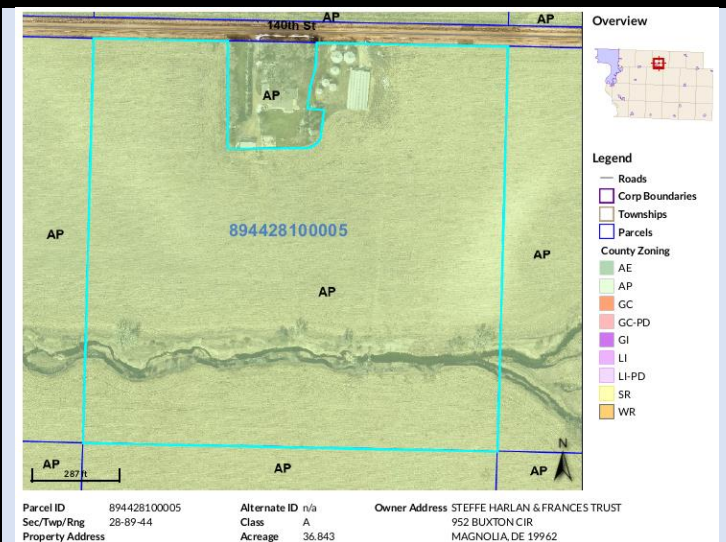
### JW COLLINS HOMESTEAD – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Steffe Harlan & Frances Trust / Cynthia Steffe & Susan Boscone	Parcel(s):	894428100005	Summary, Aerial Map, Plat Excerpt, & Recommendation	
Application Type:	Minor Subdivision	Township/Range:	T89N R44W (Arlington)	Legal Notification	
Name of Subdivision:	JW Collins Homestead	Section:	28	Neighbor(s) Notification	
Application Date:	November 1, 2024	Quarter:	NE ¼ of the NW ¼	Stakeholder(s) Comments	
Number of Lots:	One (1)	Zoning District:	Agricultural Preservation (AP)	Review Criteria / Applicant Responses	
Total Acres:	2.2	Floodplain:	Zone X, 0.2 PCT, Zone X, & Zone A	Application	
Extraterritorial Review:	Waived on November 20, 2024 with Resolution 2024-4.	Property Address:	No address.	Supporting Documentation	
Legal Notice Date:	November 14, 2024				
Neighbor(s) Notice Date:	November 8, 2024				
Stakeholder(s) Notice Date:	November 5, 2024				
Zoning Commission Public Hearing Date:	November 25, 2024				
Board of Supervisors Agenda Date:	December 10, 2024				
Attorney:	Michael Murphy				
Surveyor:	David Wilberding				

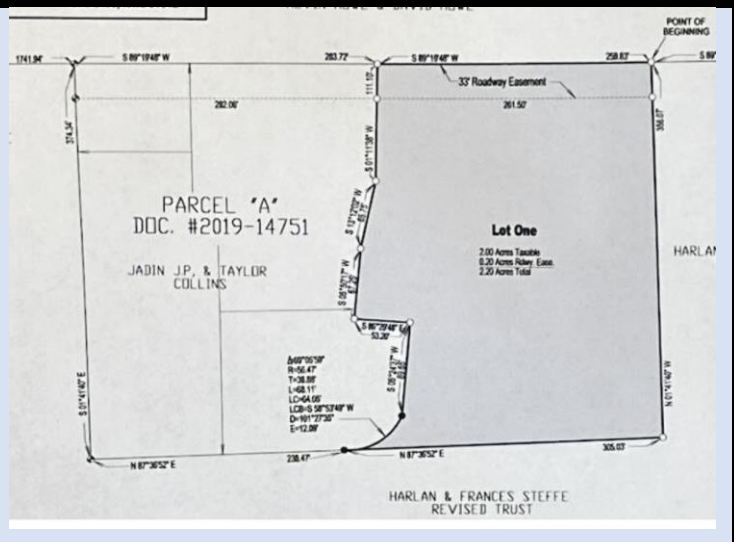
## SUMMARY

The Steffe Harlan & Frances Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #894428100005 referenced above. This subdivision is being completed to establish a lot for agricultural uses as it will be used to store grain, hay, and farm equipment. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on November 14, 2024. The neighbors within 1000 FT have been duly notified via a November 8, 2024 letter about the November 25, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and portions are located in the Zone A and Zone X 0.2 percent floodplain. The City of Moville waived their extraterritorial review authority with the approval of Resolution 2024-43 on November 20, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the JW Collins Homestead subdivision plat.

## AERIAL MAP



## PLAT EXCERPT

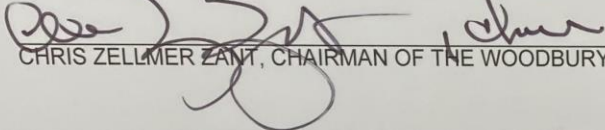


**ZONING COMMISSION RECOMMENDATION**

On November 25, 2024, the Zoning Commission voted 4-0 to recommend to the Board of Supervisors the acceptance and approval of the JW Collins Homestead subdivision plat.

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF "JW Collins Homestead", WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 25<sup>th</sup> DAY OF November, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

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



WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

RE: Recommendation: JW Collins Homestead, Minor Subdivision Proposal

PROPERTY DETAILS:

Parcel(s): 894428100005  
Township/Range: T89N R44W (Arlington)  
Section: 28  
Quarter: NE ¼ of the NW ¼  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Zone X, 0.2 PCT, Zone X, & Zone A

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **JW Collins Homestead**, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regular meeting of the Woodbury County Zoning Commission on November 25, 2024.

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

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

Dated this 25<sup>th</sup> day of November, 2024.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission



## Minutes - Woodbury County Zoning Commission – November 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of November at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

---

### Meeting Audio:

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

- County Website Link:
    - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
  - YouTube Direct Link:
    - o <https://www.youtube.com/watch?v=DXqp6jPtBtl>
- 

ZC Members Present:

Corey Meister, Chris Zant, Tom Bride, Jeff Hanson

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Gene Collins, Jadin Collins, J.W. Voigt

### CALL TO ORDER

The meeting of the Woodbury County Zoning Commission was called to order at 5:02 PM by Chair Chris Zellmer Zant. Commissioner Barb Parker was absent.

### PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

There were no public comments.

### APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

The approval of the minutes from the previous meeting on August 26 was deferred due to Barb Parker's absence. However, the minutes from the September 23 meeting were presented. Tom Bride made a motion to approve these minutes, which was seconded by Jeff Hanson. The motion passed unanimously with a vote of 4-0.

### PUBLIC HEARING (ACTION ITEM) - PROPOSED OAKRIDGE ADDITION MINOR SUBDIVISION (Parcel #864407400003)

The Commission held a public hearing regarding the Oakridge Addition, a proposed two-lot minor subdivision located on a 10.26-acre parcel in Little Sioux Township, approximately 4.2 miles northwest of Smithland. The property is situated in the Agricultural Preservation (AP) Zoning District and is owned by Oakridge Livestock Company, Inc. The owners intend to remodel and sell the existing house while using the remaining land for alfalfa cultivation. An easement agreement was presented. Corey Meister moved to receive and Jeff Hanson seconded the motion, which carried 4-0 (available in appendix). Hanson commented about the wording of the easement to reflect its intended purpose. Jeff Hanson moved to close the hearing, and Tom Bride seconded the motion, which carried 4-0. Hanson then made a motion to recommend approval to the Board of Supervisors with the condition that the easement be executed as presented, which was seconded by Corey Meister. This motion also passed unanimously with a vote of 4-0.

### PUBLIC HEARING (ACTION ITEM) - PROPOSED JW COLLINS HOMESTEAD MINOR SUBDIVISION (Parcel #894428100005)

The Commission conducted a public hearing for the JW Collins Homestead, a proposed one-lot minor subdivision on a 2.20-acre parcel in Arlington Township, located approximately half a mile northeast of Merville. This property is also in the Agricultural Preservation (AP) Zoning District, with portions falling within designated flood hazard areas. Tom Bride moved to close the hearing, and Jeff Hanson seconded the motion, which passed 4-0. Bride then made a motion to recommend approval of the final plat to the Board of Supervisors, seconded by Meister. The motion carried unanimously with a vote of 4-0.

### PUBLIC HEARING (ACTION ITEM) – PROPOSED ZONING ORDINANCE TEXT AMENDMENT (DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS)

The Commission conducted a public hearing to consider potential amendments to Section 4.11 of the Woodbury County Zoning Ordinance, which pertains to the dimensional size for single-family dwellings. Dan Priestley noted that the current ordinance has been in effect since 2008 and has not generated significant controversy or public

input. He emphasized that the ordinance aligns with state and federal laws. Jeff Hanson expressed that the existing ordinance does not appear to be problematic and suggested that no further time should be spent on it.

**INFORMATION ITEM: DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE: SUMMARY:** At their July 2, 2024, meeting, the Woodbury County Board of Supervisors directed the Zoning Commission to explore the feasibility of nuclear energy as a potential energy option for the county. It is important to note that no proposals from companies to provide nuclear energy have been submitted. Tom Bride expressed interest in receiving input from MidAmerican Energy regarding potential future power sources. Priestley highlighted the pros and cons of both large and small nuclear power plants, suggesting that nuclear energy might be regulated as a conditional use. However, he emphasized that state and federal agencies retain primary control over most aspects of nuclear energy development. Public input on this issue has been limited so far. To address this, the Commission will schedule future public hearings to gather feedback and determine the best path forward for potentially including nuclear energy as an option in Woodbury County.

**INFORMATION ITEM: DISCUSSION AND PLANNING PROCESS FOR A RECOMMENDATION CONTEMPLATING DEMOMMISSIONING REQUIREMENTS AS PART OF A NEW ORDINANCE REGARDING CARBON PIPELINES:** Priestley read a summary into the record. The Woodbury County Board of Supervisors, at their August 27, 2024 meeting, directed the Planning and Zoning Director to collaborate with the Planning and Zoning Commission, the Board of Adjustment, and legal counsel to develop a recommendation for incorporating decommissioning requirements into a new ordinance regarding carbon pipelines. Priestley emphasized that decommissioning procedures are primarily regulated by federal and state governments. Staff is reviewing regulations from other counties and states to determine if any local standards exist. The Commission might consider adopting local standards, provided they do not conflict with federal guidelines. Bride inquired whether the county could require pipeline companies to file a permit. Priestley explained the conditional use permit process outlined in the zoning ordinance. Bride also noted that pipeline easements often remain in place even when the area is no longer in use. Research to develop potential recommendations will continue.

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

No public comments were made.

**STAFF UPDATE**

Priestley informed the Commission about a communication from Rural REC regarding grain bin safety. It was also noted that open seats are available on the Zoning Commission and Board of Adjustment, with applications currently being accepted.

**COMMISSIONER COMMENT OR INQUIRY**

No comments or inquiries were made by commissioners.

**ADJOURNMENT**

The meeting adjourned at 6:02 PM following a motion by Corey Meister, seconded by Jeff Hanson. The motion carried unanimously, 4-0.

## APPENDIX

Jay P. Phipps      P. O. Box 442      Merville, IA 51039      (712) 873-3210

### EASEMENT

For the consideration of One and no/100 Dollar (\$1.00) and other valuable consideration, Ivener Farms, LLC, an Iowa Limited Liability Company, does hereby grant to Oakridge Livestock Company, Inc., an Iowa Corporation, their heirs, successors, and assigns, an Easement over the following described real estate, to-wit:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seven (7) Township Eighty-six (86) North, Range Forty-four (44) West of the 5th Principal Meridian, Woodbury County, Iowa. Said parcel being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SW1/4; thence southerly along the westerly line of the NW1/4SW1/4 on an assumed bearing of S00°00'47"E (with all subsequent bearings referenced therefrom) for a distance of 1,181.67 feet to the easement Point of Beginning; thence continuing along said westerly line S00°00'47"E for a distance of 40.00 feet; thence N89°59'13"E along for a distance of 9.86 feet to the westerly right-of-way line of Jasper Ave.; thence N02°08'24"E along said right-of-way line for a distance of 5.61 feet to the road right-of-way curve; thence northeasterly along a curve to the left, concave northwesterly, having a radius of 3,801.30 feet, curve length of 34.41 feet and a central angle of 00°31'07" along the chord of said curve on a bearing of N01°52'50"E for a distance of 34.41 feet; thence S89°59'13"W for a distance of 11.20 feet to a point on the westerly line of said quarter-quarter and the Point of Beginning.

Said described parcel of land contains 0.01 acres and is subject to all easements and right-of-ways of record.

The aforesaid Easement shall be exclusively for ingress and egress. Oakridge Livestock Company, Inc., and their heirs, successors, and assigns shall be responsible for all maintenance and repair of the easement area. This Easement shall run with the land.

Dated this \_\_\_\_ day of November, 2024.

Kent Ivener, Manager, Ivener Farms LLC

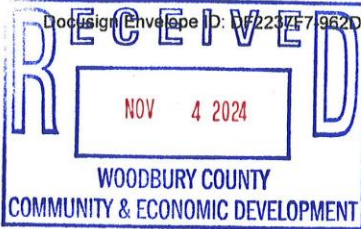
STATE OF IOWA                    )  
  ) ss:  
COUNTY OF WOODBURY)

On this \_\_\_\_ day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Ivener, Manager of Ivener Farms LLC, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State.



DocuSign Envelope ID: D72237F7962D498C-BC30-ADA3FDE5ADBE



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: Harlens Frances Steffe Trust, Cynthia Steffe + Susan Bascone

952 Buxton Circle, Magnolia, De 19962 CO-711111-1  
Name of Owner

Mailing Address: 8 Meadow Lane Purchase NY 10577  
Street City or Town State and Zip + 4

Property Address: R.R. MOBILE IOWA 5  
Street City or Town State and Zip + 4

Ph/Cell #: 712 533 1326 E-mail Address: gina.collins@premieronline.net

To subdivide land located in the NE Quarter of Section 28

Civil Township 85N44W GIS Parcel # 894428100005

Name of Subdivision: JW Collins Homestead

Subdivision Area in Acres 2.2 Number of Lots 1

**Attachments:**

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

Surveyor: David Wilbending Ph/Cell: 712 548 6325

Attorney: Michael Murphy Ph/Cell: 712 546 8844

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

Owner's Signature: Cynthia Steffe  
Signed by: 18545458007E431

Zoning Director: [Signature]  
Signed by: 1870415CA8E01A8

**For Office Use Only:**

Zoning District A Flood District X Date 11/4/24 No. 7031

Application Fee 4 Lots or less (\$300\*+ Additional Fees) \$300 CK #1068  
5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

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

Prepared by/Return to: W.E. (GENE) Collins, 38 First Avenue NW, Le Mars, IA 51031, 712.546.8844

JW COLLINS HOMESTEAD  
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

AFFIDAVIT RE MINOR SUBDIVISION USAGE


RE: A parcel of land described as being a part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, further described as follows:  
Commencing at the Northeast corner of the NE1/4 of said Section 28; thence S 89°19'48" W on the North line of said Section 28, a distance of 2991.45 feet to the POINT OF BEGINNING; thence continuing S 89°19'48" W on said North line, a distance of 259.83 feet to the Northeast corner of Parcel "A" (Recorded as Document #2019-14751 in the Office of the Woodbury County Recorder), the following six courses are common to said Parcel "A"; thence S 01°11'38" W, a distance of 111.10 feet; thence S 13°12'02" W, a distance of 65.75 feet; thence S 05°50'17" W, a distance of 67.25 feet; thence S 86°29'48" E, a distance of 53.20 feet; thence S 05°24'37" W, a distance of 89.65 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 56.47 feet, a central angle of 69°05'59", and a chord of 64.05 feet bearing S 58°53'49" W; thence Southwesterly along said curve, a distance of 68.11 feet; thence N 87°36'52" E, a distance of 305.03 feet; thence N 01°41'40" W, a distance of 358.07 feet to the POINT OF BEGINNING; said described Parcel contains a total of 2.20 Acres, inclusive of a Public Roadway Easement of 0.20 Acres. Said Parcel is subject to a 20-foot wide Ingress/Egress Easement as shown on the Plat and is further subject to any and all other Easements, be they of Record or not.  
For this Survey, the North line of said Section 28 is assumed to bear S 89°19'48" W.

STATE OF IOWA; COUNTY OF PLYMOUTH; SS:

COMES NOW W.E. (Gene) Collins, being first duly sworn on oath, and in support of said Affidavit, states as follows:

1. I will be the owner/operator of the Minor Subdivision described above.
2. As you can see by the photos attached, the property consists of a 60 X 120 farm storage shed; two 20,000 bushel grain bins and three additional grain bins with storage capacities of 3,000-5,000 bushels, each, together with fans, augers and attached equipment.
3. The property always has and will be used as part of a continuing farming operation.
4. As the photos depict, farm equipment and grain is stored in the storage building and grain is stored in each of the grain bins.
5. My son and I currently operate a hay business as depicted by the round bales situated on the property and such hay is and will be stored in and around the building, and likewise the unimproved portion of the minor subdivision will be seeded to alfalfa which will be harvested and sold.
6. The minor subdivision is situated and adjacent to an existing farm homestead acreage where my son resides.

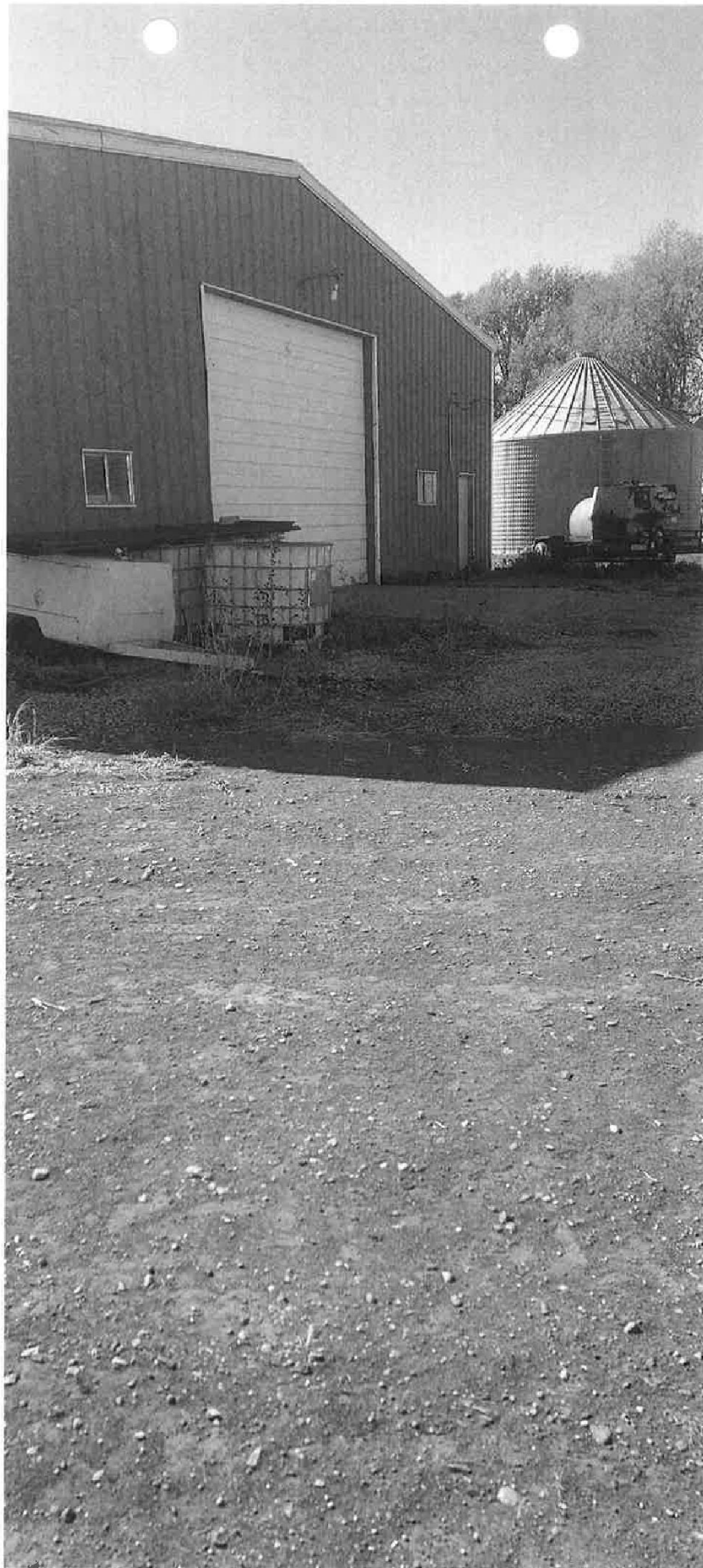
Further Affiant sayeth not.

  
 \_\_\_\_\_  
 W.E. (GENE) COLLINS

SUBSCRIBED AND SWORN to before me this 23 day of October, 2024, by W.E. (GENE) COLLINS.

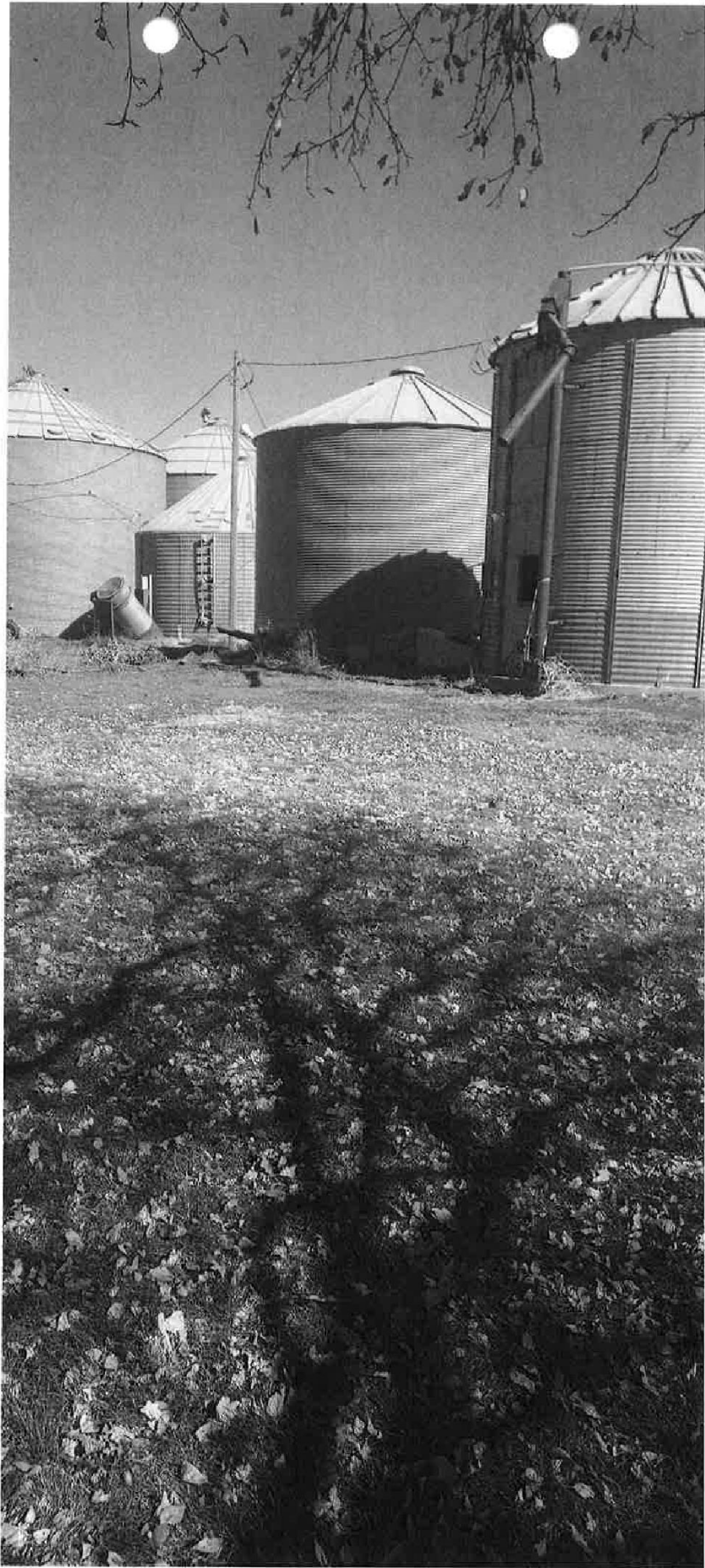


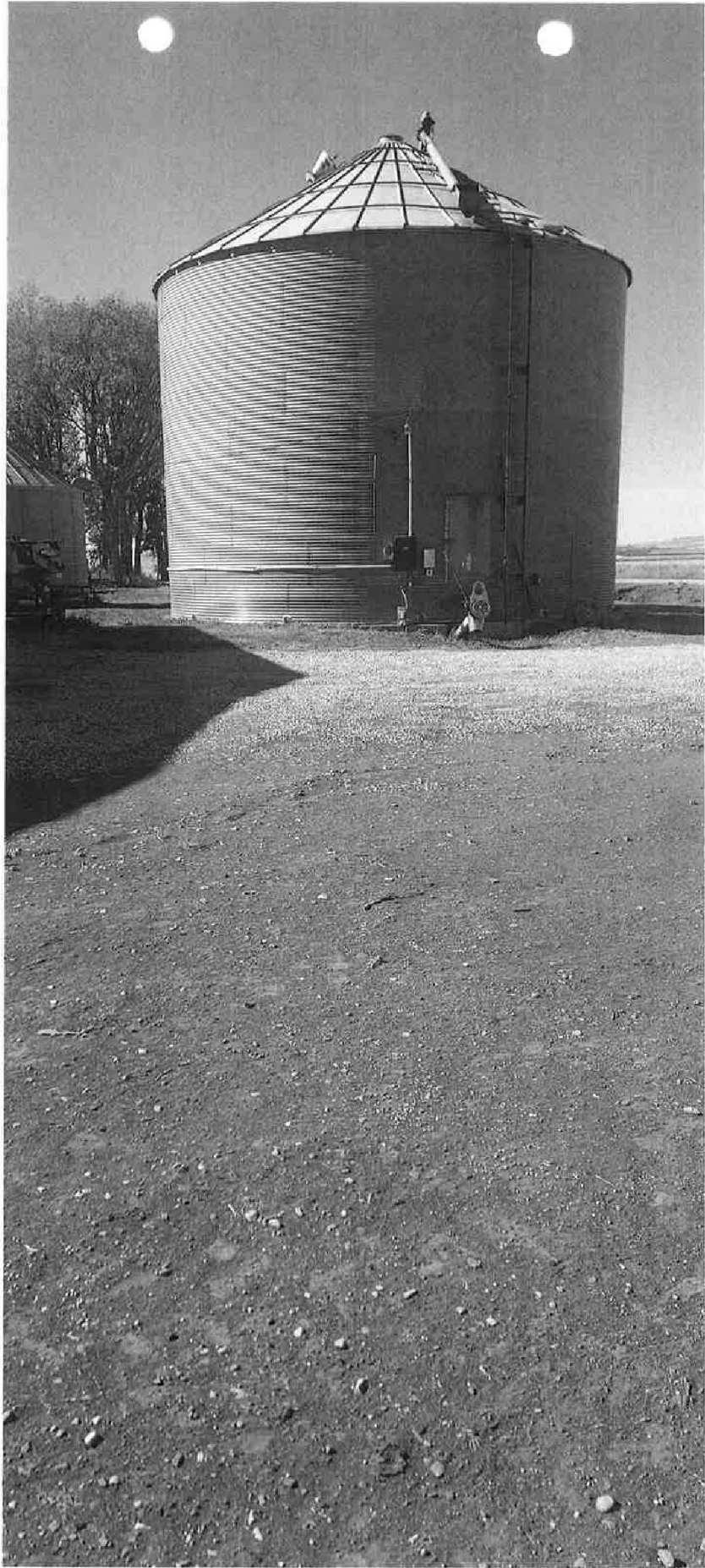
 NOTARY PUBLIC



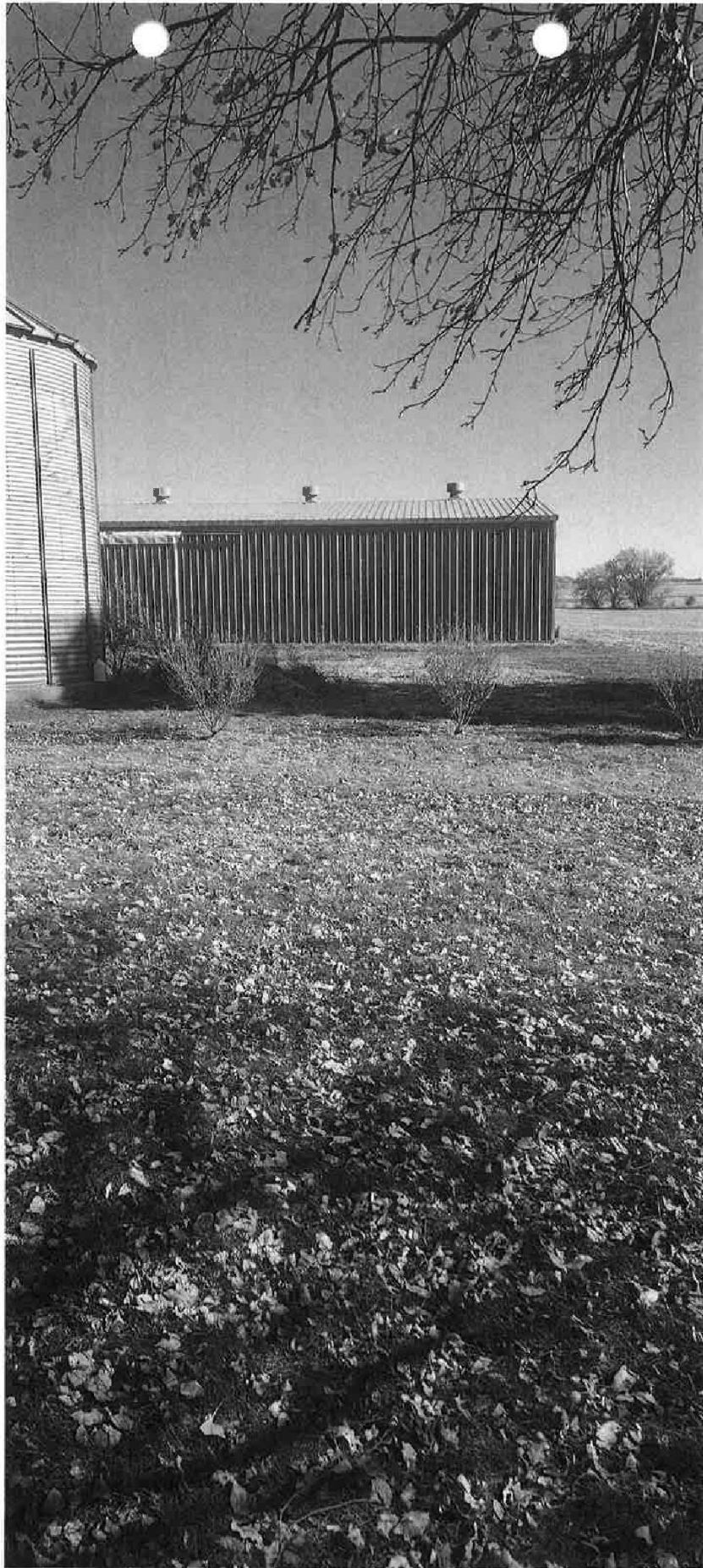










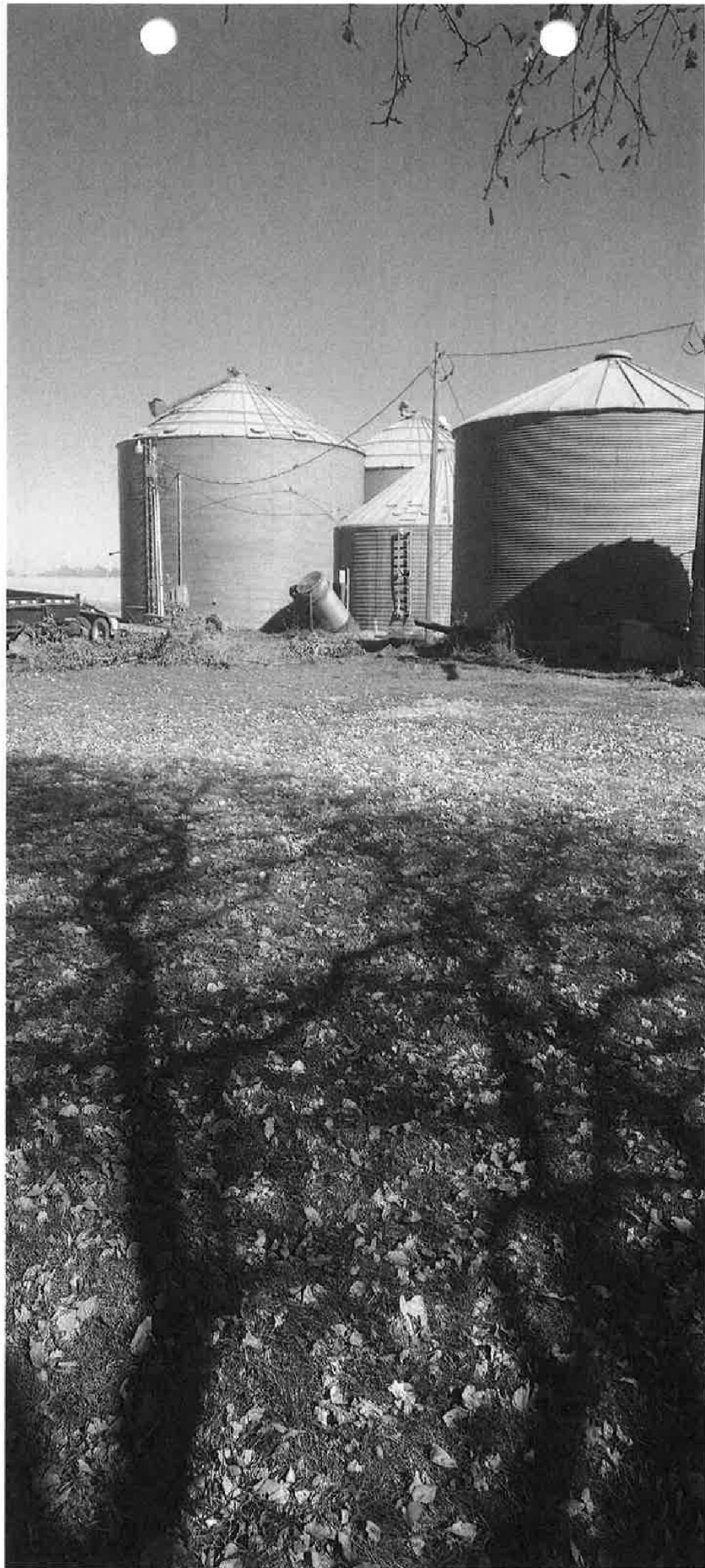








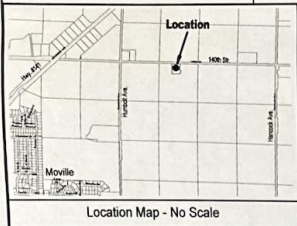




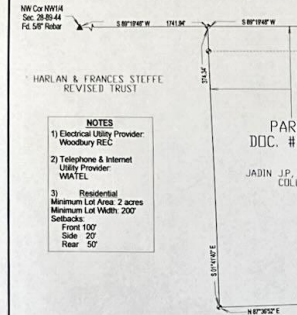


FINAL PLAT

Index Legend
Location: Section 28, T89N, R44W, NE1/4 NW1/4
Revisor: W.E. (Gene) Collins, Attorney at Law
Promoter: HARLAN & FRANCIS STEFFE, REVISED TRUST
Surveyor: David L. Wilberding
Company: PSS Inc.
Return To: David L. Wilberding, #8 Brady Drive, Cherokee, Iowa 51012
pss@surveys.com | 712.248.6325



Owner / Subdivider: HARLAN & FRANCIS STEFFE TRUST
415 E BLUE SPRUCE LN
GILBERT AZ 85298
Surveyor: David L. Wilberding
#8 Brady Drive
Cherokee, Iowa 51012



NOTES:
1) Electrical Utility Provider: Woodbury REC
2) Telephone & Internet Utility Provider: WATEL
3) Residential Minimum Lot Area: 2 acres Minimum Lot Width: 200' Setbacks: Front 100' Side 50' Rear 50'

The City of Moville, by resolution, waived its right to review the Subdivision Plat, per Section 354.9.2 of the Code of Iowa.

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE
THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF "JW Collins Homestead", WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.9(2)

CERTIFICATE OF COUNTY ASSESSOR
I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE DAY OF August, 2024, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

BOARD OF SUPERVISORS'S RESOLUTION RESOLUTION NO.
RESOLUTION ACCEPTING AND APPROVING "JW Collins Homestead", WOODBURY COUNTY, IOWA.

MATTHEW URC, CHAIRMAN, BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA.
ATTEST: PATRICK F. GILL, SECRETARY



FINAL PLAT
"JW Collins Homestead"
a Minor Subdivision, to Woodbury County, Iowa

Legal Description for JW Collins Homestead:
A parcel of land described as being a part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, further described as follows:
Commencing at the Northeast corner of the NE1/4 of said Section 28, thence S 89°19'48" W on the North line of said Section 28, a distance of 2921.45 feet to the POINT OF BEGINNING, thence containing S 89°19'48" W on said North line, a distance of 259.83 feet to the Northeast corner of Parcel "A", (Recorded as Document #2019-14751 in the Office of the Woodbury County Recorder), the following six courses are common to said Parcel "A": thence S 01°11'38" W, a distance of 111.10 feet; thence S 13°12'02" W, a distance of 65.75 feet; thence S 02°50'17" W, a distance of 67.25 feet; thence S 80°29'48" E, a distance of 53.20 feet; thence S 02°24'37" W, a distance of 89.65 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 56.47 feet, a central angle of 67°05'59", and a chord of 64.05 feet bearing S 58°33'49" W, thence Southwesterly along said curve, a distance of 68.11 feet; thence N 87°30'52" E, a distance of 305.03 feet; thence N 61°41'49" W, a distance of 358.67 feet to the POINT OF BEGINNING; said described Parcel contains a total of 2.20 Acres, inclusive of a Public Roadway Easement of 0.20 Acres. Said Parcel is further subject to any and all other Easements, be they of Record or not.

For this Survey, the North line of said Section 28 is assumed to bear S 89°19'48" W.
ME Cor NE1/4 Sec. 28-89-44 FE 56' Radius
County Auditor and Recorder: Woodbury County, Iowa

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

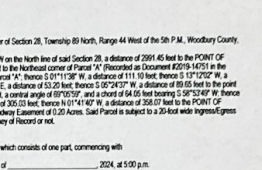
COUNTY ENGINEER'S CERTIFICATE
I, MARK NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE. THAT ALL DIMENSIONS BOTH LINEAL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

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA
I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVICEMENT THE PLAT OF "JW Collins Homestead", WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE DAY OF August, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA
I, CHRIS ZELLMER ZANT, CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION, WOODBURY COUNTY, IOWA

SURVEYOR'S CERTIFICATE
I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10515, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF "JW Collins Homestead", WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADEQUATE PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT; AND THAT FROM STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT. DATED AT SIOUX CITY, IOWA, August 22, 2024.

DAVID L. WILBERDING, PLS #1015
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
Number of Pages covered by this certification: 1



Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records herein referred to that the last mentioned date date of record in the same is the above-described property was in the name of THE HARLAN AND FRANCIS STEFFE TRUST, CYNTHIA STEFFE and SUSAN BACON, CO TRUSTEES, all subject, however, to the following defects, qualifications and encumbrances:
1. At Entry No. 52 of the Abstract is a Grant of Easement to Mid-America Pipeline Company, a Delaware Corporation, dated July 5, 1960, and filed of record on July 25, 1960, in Book 89, Page 315 in the Office of Woodbury County, Iowa, Recorder. As noted in the attached map, also shown in the Abstract, this Easement is not located nor affects the captioned real property.

2. As shown in the Abstract, there appears a Plat of Survey dated and filed of record on August 22, 2024, as Document No. 2024-0784 in the Office of the Woodbury County, Iowa, Recorder.
3. You should determine whether any solid wastes, hazardous substances, pollutants, or above or below ground storage tanks, drainage wells, water wells, landfills or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in transactions, fines, required cleanup, or other remedial actions under federal, state or local laws. There have been no known liens against the property and personal liability against the owner over the course of the deed recording process and the conditions and encumbrances of the property without knowing about such conditions.

4. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated areas of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.
5. Real estate taxes for fiscal year 2023-2024 are shown as paid in full. Parcel No. 8940280001

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING
STATE OF IOWA SS
COUNTY OF WOODBURY, IOWA
DOCKET NO.
FILED FOR RECORD, THIS DAY OF August, 2024 AT O'CLOCK, AM
RECORDED PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.
PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA. BY: DIANE SWORDA PETERSON, DEPUTY

ANY ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL ALSO BE RECORDED IN THE WOODBURY COUNTY RECORDER'S OFFICE SEPARATELY IN ASSOCIATION WITH THE RECORDING OF THE FINAL PLAT.

- DEDICATION
- RESOLUTION FROM THE CITY OF MOVILLE
- MORTGAGE RESOLUTION, IF APPLICABLE
- ETC.

**PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

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

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

**ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

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

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

RESOLUTION NO. 2024-43

Council Member Hayworth introduced the following Resolution entitled "RESOLUTION WAIVING THE RIGHT TO FURTHER REVIEW THE PLAT OF JW COLLINS HOMESTEAD, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA" and moved that it be adopted. Council Member Parks seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: Hayworth, Malm, Rapp, Parks, Mellies

NAYS: None

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION WAIVING THE RIGHT TO FURTHER  
REVIEW THE PLAT OF JW COLLINS HOMESTEAD,  
A MINOR SUBDIVISION TO WOODBURY COUNTY,  
IOWA

WHEREAS, the City Council pursuant to Resolution 2024-37 approved the Plat of JW Collins Homestead, A minor subdivision to Woodbury County, Iowa; and

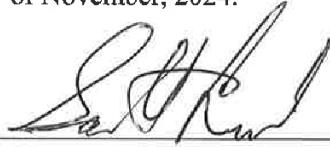
WHEREAS, the Developer has requested the City waive the right to further review the Plat of JW Collins Homestead, A minor subdivision to Woodbury County, Iowa; and

WHEREAS, the Planning and Zoning Commission has recommended that the City Council waive the right to further review the Plat of JW Collins Homestead, A minor subdivision to Woodbury County, Iowa;

Now, therefore, be it resolved by the City Council of the City of Merville, State of Iowa, that the City Council waives the right to further review the Plat of JW Collins Homestead, A minor subdivision to Woodbury County, Iowa

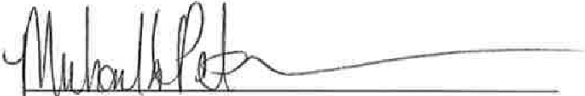


PASSED AND APPROVED this 20<sup>th</sup> day of November, 2024.



Mayor

ATTEST:



City Clerk



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Prepared by/Return to: W.E. (Gene) Collins, 38 First Avenue NW, Le Mars, Iowa 51031 712.546.8844

**PLATTING OF JW COLLINS HOMESTEAD**  
**A MINOR SUBDIVISION, TO WOODBURY COUNTY, IOWA**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that CYNTHIA STEFFE and SUSAN BASCONE, CO-TRUSTEES OF THE HARLAN AND FRANCES STEFFE TRUST, constituting the sole owners, both legal and equitable, of the following described real estate, to-wit:

A parcel of land described as being a part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, further described as follows:

Commencing at the Northeast corner of the NE1/4 of said Section 28; thence S 89°19'48" W on the North line of said Section 28, a distance of 2991.45 feet to the POINT OF BEGINNING; thence continuing S 89°19'48" W on said North line, a distance of 259.83 feet to the Northeast corner of Parcel "A" (Recorded as Document #2019-14751 in the Office of the Woodbury County Recorder), the following six courses are common to said Parcel "A"; thence S 01°11'38" W, a distance of 111.10 feet; thence S 13°12'02" W, a distance of 65.75 feet; thence S 05°50'17" W, a distance of 67.25 feet; thence S 86°29'48" E, a distance of 53.20 feet; thence S 05°24'37" W, a distance of 89.65 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 56.47 feet, a central angle of 69°05'59", and a chord of 64.05 feet bearing S 58°53'49" W; thence Southwesterly along said curve, a distance of 68.11 feet; thence N 87°36'52" E, a distance of 305.03 feet; thence N 01°41'40" W, a distance of 358.07 feet to the POINT OF BEGINNING; said described Parcel contains a total of 2.20 Acres, inclusive of a Public Roadway Easement of 0.20 Acres. Said Parcel is subject to a 20-foot wide Ingress/Egress Easement as shown on the Plat and is further subject to any and all other Easements, be they of Record or not.

For this Survey, the North line of said Section 28 is assumed to bear S 89°19'48" W,

have, in pursuance of law caused the above described real estate to be surveyed, staked and platted into two lots as particularly shown and set forth in the attached Plat and Surveyor's Certificate thereto of David L. Wilberding, Iowa Surveyor, Iowa Reg. No. 10315 who staked and platted the same to be known as JW COLLINS HOMESTEAD, A MINOR SUBDIVISION, TO WOODBURY COUNTY, IOWA, and that the same is with the free consent and in accord with the desires of said sole owner and proprietor thereof.

EXECUTED this 11 day of NOVEMBER, 2024.

Cynthia Steffe \_\_\_\_\_  
CYNTHIA STEFFE SUSAN BASCONE

STATE OF NEW YORK; COUNTY OF WESTCHESTER; SS:

THIS RECORD acknowledged before me this 11 day of NOV, 2024, by CYNTHIA STEFFE, as Co-Trustee of THE HARLAN AND FRANCES STEFFE TRUST.

SCOTT J. GOWE  
NOTARY PUBLIC OF NEW YORK  
I.D. # 01G06357169  
MY COMMISSION EXPIRES 4/17/2025 Scott Gow, NOTARY PUBLIC

STATE OF \_\_\_\_\_; COUNTY OF \_\_\_\_\_; SS:

THIS RECORD acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by SUSAN BASCONE, as Co-Trustee of THE HARLAN AND FRANCES STEFFE TRUST.

\_\_\_\_\_, NOTARY PUBLIC

Sioux City Journal  
AFFIDAVIT OF PUBLICATION

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

State of Texas, County of Bexar, ss:

Jake Seaton, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:  
Nov. 14, 2024

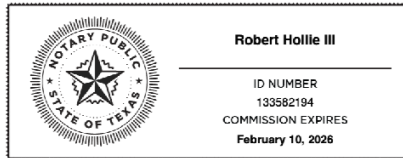
NOTICE ID: PMfukw7i5fkWwebwdgaf  
PUBLISHER ID: COL-IA-501037  
NOTICE NAME: ZC\_11-25-24\_Meeting  
Publication Fee: \$66.86

*Jake Seaton*

(Signed) \_\_\_\_\_

VERIFICATION

State of Texas  
County of Bexar



Subscribed in my presence and sworn to before me on this: 11/15/2024

*[Signature]*

Notary Public  
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a meeting and will hold public hearings on the following items hereafter described in detail on November 25, 2024 at 8:00 PM or as soon thereafter as the matters may be considered.  
Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 838 086 8378 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Fri., Nov. 22, 2024.

Item One (1)  
NUCLEAR ENERGY FACILITIES  
ZONING ORDINANCE TEXT AMENDMENT  
CONSIDERATION

The Woodbury County Zoning Commission will hold a public hearing to consider the addition of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy facilities. Possible options include to amend the Land Use Summary Table of Allowed Uses (Section 4.03.4) by adding Nuclear Energy Facilities as a permitted allowed use or a conditional use in all or select the county zoning districts. Amendments may also be discussed pertaining to the addition of new sections pertaining to nuclear energy facilities, definitions, the renumbering, and reorganization of content within the zoning ordinance.

Item Two (2)  
MINOR SUBDIVISION  
PROPOSED MINOR SUBDIVISION: To be known as Oatridge Addition, A Minor Subdivision to Woodbury County, Iowa, a two-ot minor subdivision in a 10.26-acre portion of T88N R44W (Little Sioux Township) in Section 7 in the NE 1/4 of the SE 1/4 on Parcel #66440740003. The property is approximately 4.2 miles northwest of the City of Smithland. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Cavidge Livestock Company, Inc., 2963 Jasper Ave., Homick, IA, 51026 (Property Address); 36075 140th St., Mapleton, IA 51034 (Mailing Address).

Item Three (3)  
MINOR SUBDIVISION  
PROPOSED MINOR SUBDIVISION: To be known as JW Collins Homestead, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 2.39-acre portion of T88N R44W (Arlington Township) in Section 26 in the NE 1/4 of the NW 1/4 on Parcel #694403100005. The property is approximately one-half mile northwest of the City of Moulton. The property is located in the Agricultural Preservation (AP) Zoning District. Portions of the property are in the Z-01e A and Zone K 0.2 present Special Flood Hazard Area (SFHA - floodplain). Owner/Applicant: Stella Harlan & Frances Trust, 952 Burton Cir., Magnolia, DE 19962.

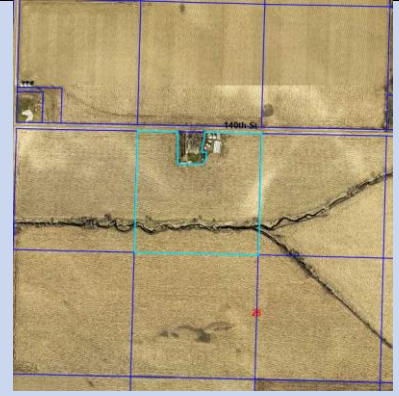
Item Four (4)  
ZONING ORDINANCE TEXT AMENDMENT  
CONSIDERATION  
The Woodbury County Zoning Commission will hold a public hearing to consider potential changes or amendments to Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance. The purpose of the hearing is to collect information in a review of the dimension size for single-family dwellings not limited to the regulations in Section 4.11.

COL-IA-501037



## PROPERTY OWNER(S) NOTIFICATION

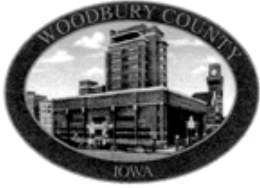
Total Property Owners within 1000 FT via Certified Abstractor's Listing:	3
Notification Letter Date:	November 8, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	November 25, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
The Harlan and Frances Steffe Trust	4155 E. Blue Spruce Lane	Gilbert	AZ	85298	No comments.
Jadin JP Collins and Taylor Collins	2840 140th Street	Moville	IA	51039	No comments.
David Howe	30778 K 49	Hinton	IA	51024	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF ANTHON:	No comments.
CONCORD TOWNSHIP:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision proposal for MEC electric and we have, no conflicts. – Casey Meinen, 11/5/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request., Jeff Zettel, 11/12/24.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	<b>SEE MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	Anyway he can move the recording certificate to the left? I'm not sure I can get my entire name and Deputy on that line. If he can't, I'll make it work. Thank you – Diane Swoboda Peterson, 11/5/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this subdivision. – Neil Stockfleth, 11/5/24.
WOODBURY COUNTY TREASURER:	The 2nd half of property taxes are outstanding in the amount of \$1,084 – Tina Bertrand, 11/5/24.



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Naha, P.E.  
mnaha@sioux-city.org

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

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Naha, County Engineer

Date: November 14, 2024

Subject: JW Collins Homestead Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated November 5, 2024.

I am offering the following comments for your consideration.

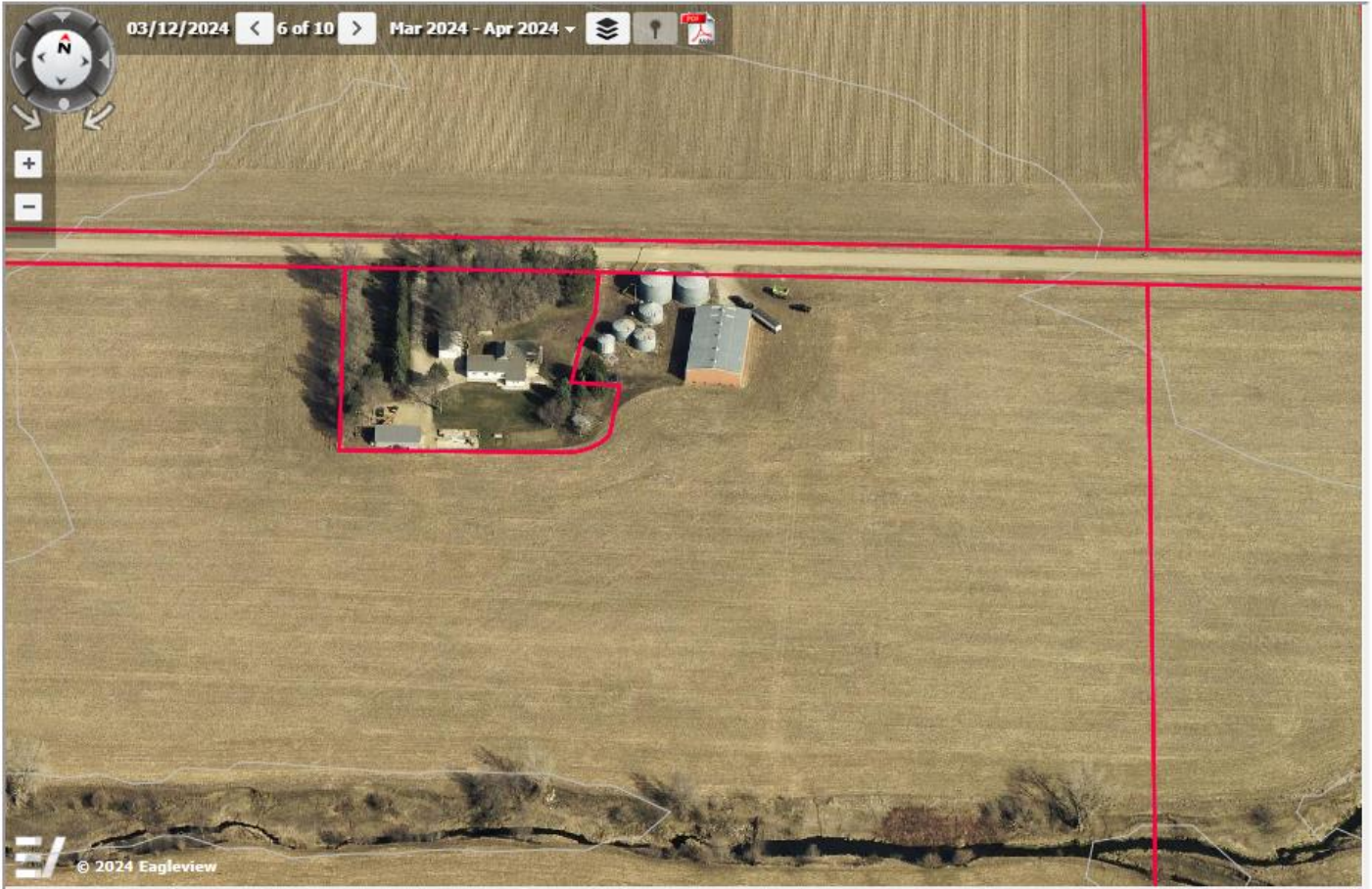
- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Existing driveways serve each lot. All driveways meet sight distance requirements.
- I have no other concerns or issues with this minor subdivision application.

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

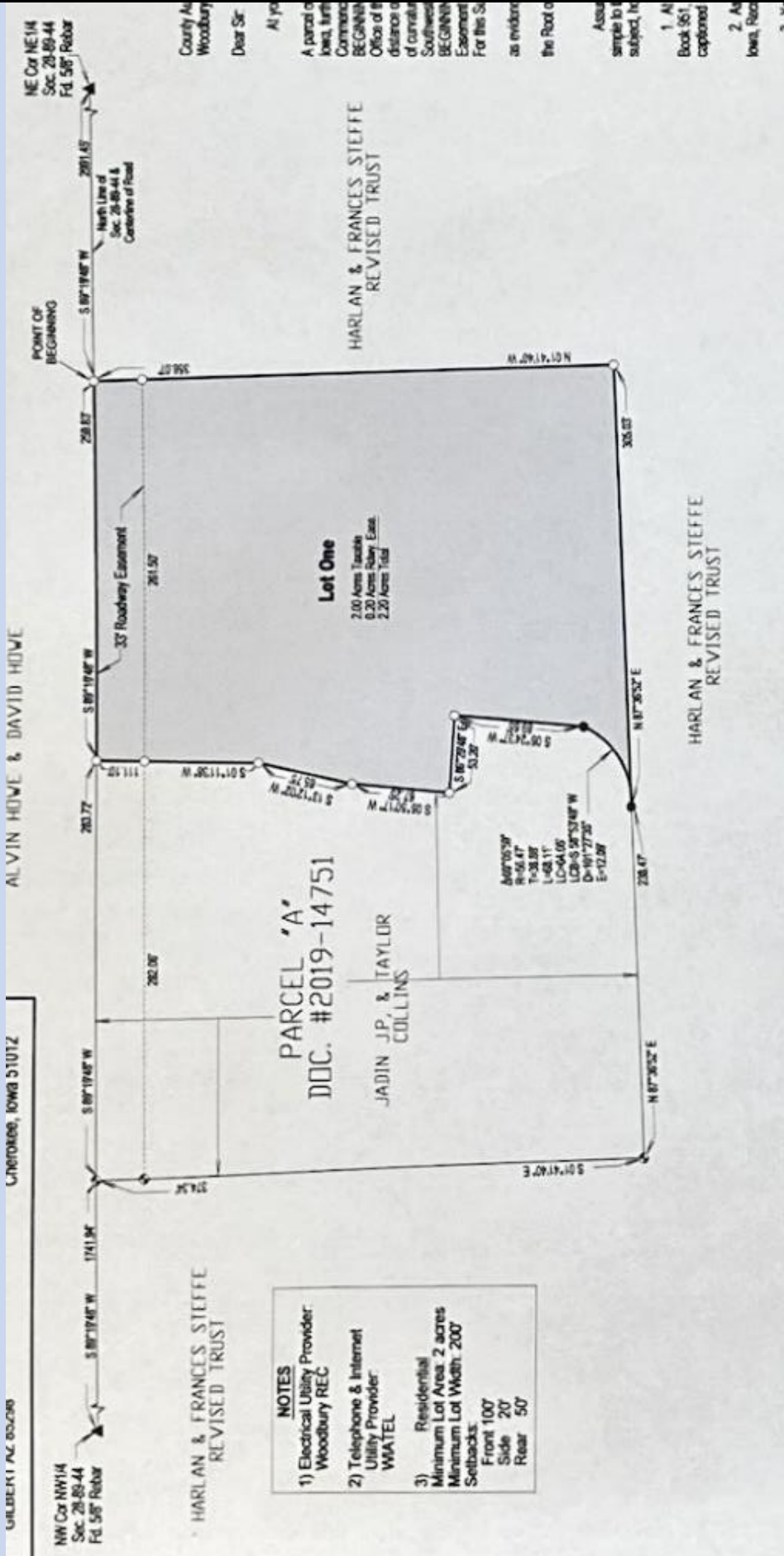
Cc: File

# PICTOMETRY

## Pictometry



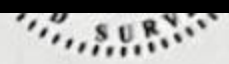
**PLAT MAP EXCERPT**





# TITLE OPINION

County Auditor and Recorder  
Woodbury County, Iowa



Dear Sir:

At your request I have examined the Abstract of Title to:

A parcel of land described as being a part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, further described as follows:

Commencing at the Northeast corner of the NE 1/4 of said Section 28; thence S 89°19'48" W on the North line of said Section 28, a distance of 2991.45 feet to the POINT OF BEGINNING; thence continuing S 89°19'48" W on said North line, a distance of 259.83 feet to the Northeast corner of Parcel "A" (Recorded as Document #2019-14751 in the Office of the Woodbury County Recorder); the following six courses are common to said Parcel "A"; thence S 01°11'38" W, a distance of 111.10 feet; thence S 13°12'02" W, a distance of 65.75 feet; thence S 05°50'17" W, a distance of 67.25 feet; thence S 86°29'48" E, a distance of 53.20 feet; thence S 05°24'37" W, a distance of 89.65 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 56.47 feet, a central angle of 69°05'59", and a chord of 64.05 feet bearing S 58°53'49" W; thence Southwesterly along said curve, a distance of 68.11 feet; thence N 87°36'52" E, a distance of 305.03 feet; thence N 01°41'40" W, a distance of 358.07 feet to the POINT OF BEGINNING; said described Parcel contains a total of 2.20 Acres, inclusive of a Public Roadway Easement of 0.20 Acres. Said Parcel is subject to a 20-foot wide Ingress/Egress Easement as shown on the Plat and is further subject to any and all other Easements, be they of Record or not.  
For this Survey, the North line of said Section 28 is assumed to bear S 89°19'48" W,

as evidenced by Abstract of Title thereto which you have caused to be delivered to me and which consists of one part, commencing with

the Root of Title, and being certified to as complete and accurate to the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at 5:00 p.m.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of THE HARLAN AND FRANCES STEFFE TRUST, CYNTHIA STEFFE and SUSAN BASCONE, CO-TRUSTEES, all subject, however, to the following defects, qualifications and encumbrances:

1. At Entry No. 52 of the Abstract is a Grant of Easement to Mid-America Pipeline Company, a Delaware Corporation, dated July 5, 1960, and filed of record on July 25, 1960, in Book 951, Page 315 in the Office of Woodbury County, Iowa, Recorder. As noted in the attached map, also shown in the Abstract, this Easement is not located nor affects the captioned real property.

2. As shown in the Abstract, there appears a Plat of Survey dated and filed of record on August 22, 2024, as Document No. 2024-07845 in the Office of the Woodbury County, Iowa, Recorder.

3. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the conditions and acquired the property without knowing about such conditions.

4. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.

5. Real estate taxes for fiscal year 2023-2024 are shown as paid in full. Parcel No. 894428200001

6. If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.

7. The Abstract contains a Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Woodbury County, Iowa, for Notices of Commencement of Work posted, Preliminary Notices posted and/or Mechanic Liens(s) indexed against property described herein and the Abstracter found: NONE. The Abstracter assumes no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.

8. This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstracter.

9. You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We made no finding as to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

\_\_\_\_\_, 2024,  
CE

\_\_\_\_\_  
MICHAEL P. MURPHY  
IOWA TITLE GUARANTY NO. 3832



## Woodbury County, IA / Sioux City

### Summary

**Parcel ID** 894428100005  
**Alternate ID**  
**Property Address** N/A  
**Sec/Twp/Rng** 28-89-44  
**Brief** ARLINGTON TOWNSHIP NE NW 28-89-44 (EX AN IRREG TCT DESCRIBED AS COM AT NW COR OF NW 1/4 OF SEC 28 THNC E 1741.94 FT TO POB;  
**Tax Description** THNC E 283.72 FT, THNC S 111.10 FT, THNC SW 65.75 FT, THNC SWLY 67.25 FT, THNC ELY 53.20 FT, THNC SW 89.65 FT, THNC SWLY 68.11 FT,  
*(Note: Not to be used on legal documents)*  
**Deed Book/Page**  
**Gross Acres** 36.84  
**Net Acres** 36.84  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0049 ARLINGTON/WD-C  
**School District** WOODBURY CENTRAL  
**Neighborhood** N/A

### Owner

**Deed Holder**  
[STEFFE HARLAN & FRANCES TRUST](#)  
[952 BUXTON CIR](#)  
 MAGNOLIA DE 19962  
**Contract Holder**  
**Mailing Address**  
 STEFFE HARLAN & FRANCES TRUST  
 952 BUXTON CIR  
 MAGNOLIA DE 19962

### Land

**Lot Area** 36.84 Acres ;1,604,750 SF

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	24	60	1950	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1960	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1965	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1966	2
0	Bin - Grain Storage (Bushel)	BIN	0	0	1973	1
0	Bin - Grain Storage (Bushel)	BIN	36	22	1981	1
0	Steel Utility Building	MACHINE SHED	60	100	1981	1

### Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$102,870	\$102,870	\$79,910	\$79,910	\$74,770
+ Assessed Building Value	\$25,980	\$26,940	\$15,670	\$16,160	\$14,730
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
<b>= Gross Assessed Value</b>	<b>\$128,850</b>	<b>\$129,810</b>	<b>\$95,580</b>	<b>\$96,070</b>	<b>\$89,500</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Net Assessed Value</b>	<b>\$128,850</b>	<b>\$129,810</b>	<b>\$95,580</b>	<b>\$96,070</b>	<b>\$89,500</b>

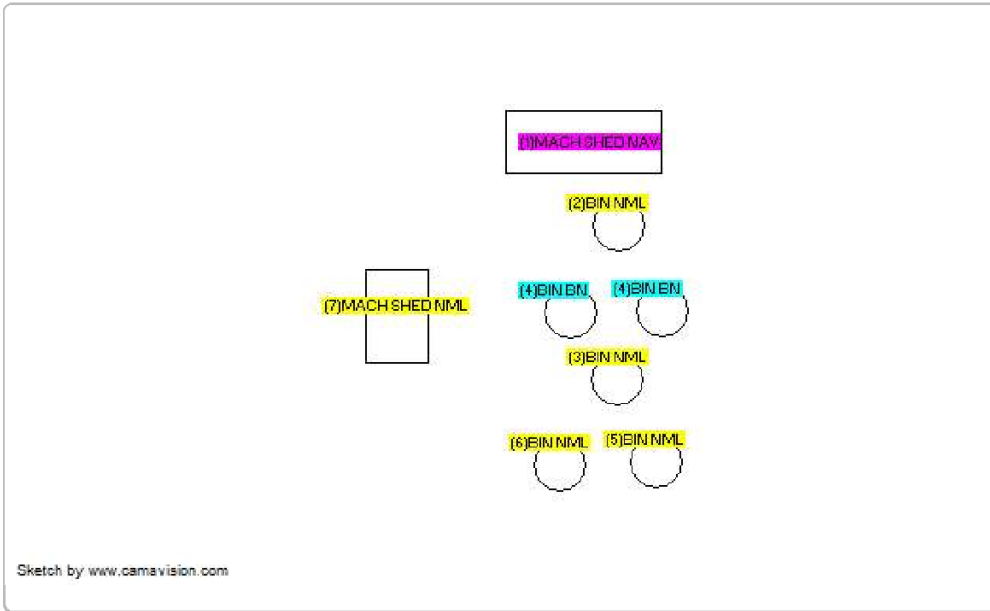
### Sioux City Special Assessments and Fees

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

### Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

### Sketches



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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

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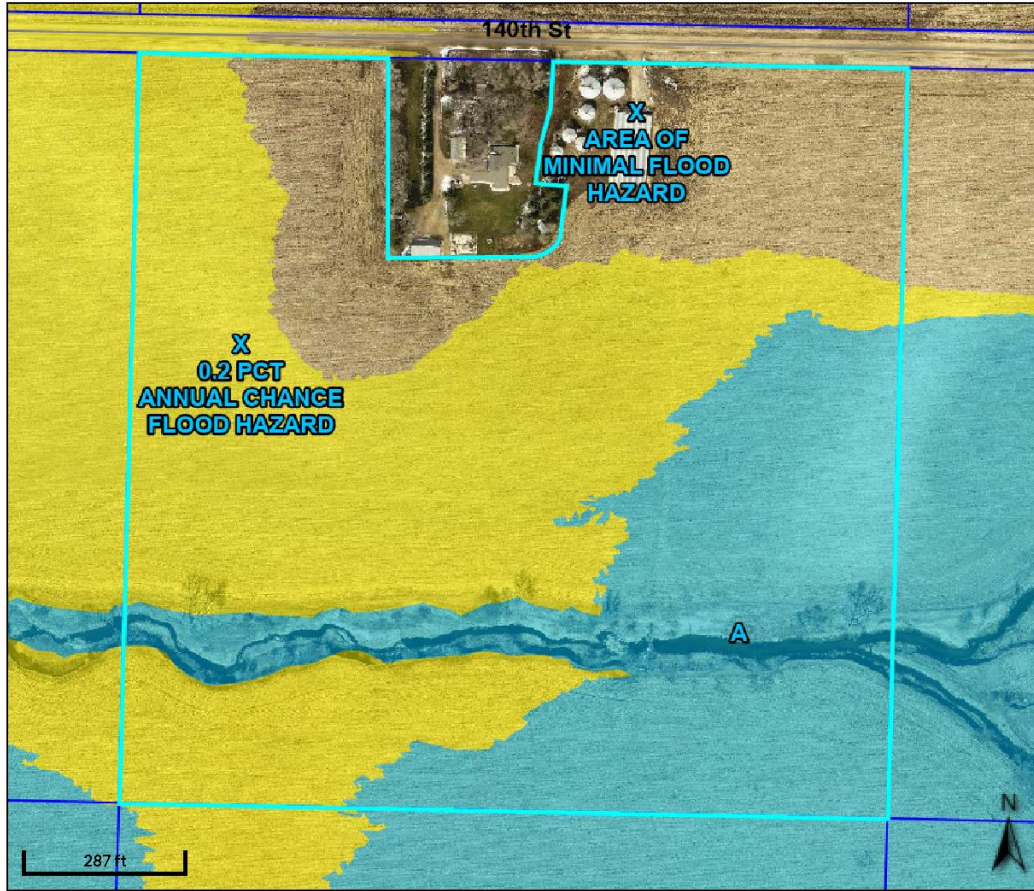
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
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ZONING MAP

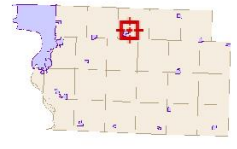




**SPECIAL FLOOD HAZARD AREA (SFHA) MAP**



**Overview**



**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

<b>Parcel ID</b>	894428100005	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STEFFE HARLAN & FRANCES TRUST
<b>Sec/Twp/Rng</b>	28-89-44	<b>Class</b>	A		952 BUXTON CIR
<b>Property Address</b>		<b>Acreage</b>	36.843		MAGNOLIA, DE 19962
<b>District</b>	0049				
<b>Brief Tax Description</b>	ARLINGTON TOWNSHIP NE NW 28-89-44 (EX AN IRREG TCT DESCRIBED AS COM AT NW COR OF NW 1/4 OF SEC 28 THNC E 1741.94 FT TO POB; THNC E 283.72 FT, THNC S 111.10 FT, THNC SW 65.75 FT, THNC SWLY 67.25 FT, THNC ELY 53.20 FT, THNC SW 89.65 FT, THNC SWLY 68.11 FT, (Note: Not to be used on legal documents)				

Date created: 10/29/2024  
 Last Data Uploaded: 10/28/2024 11:53:01 PM

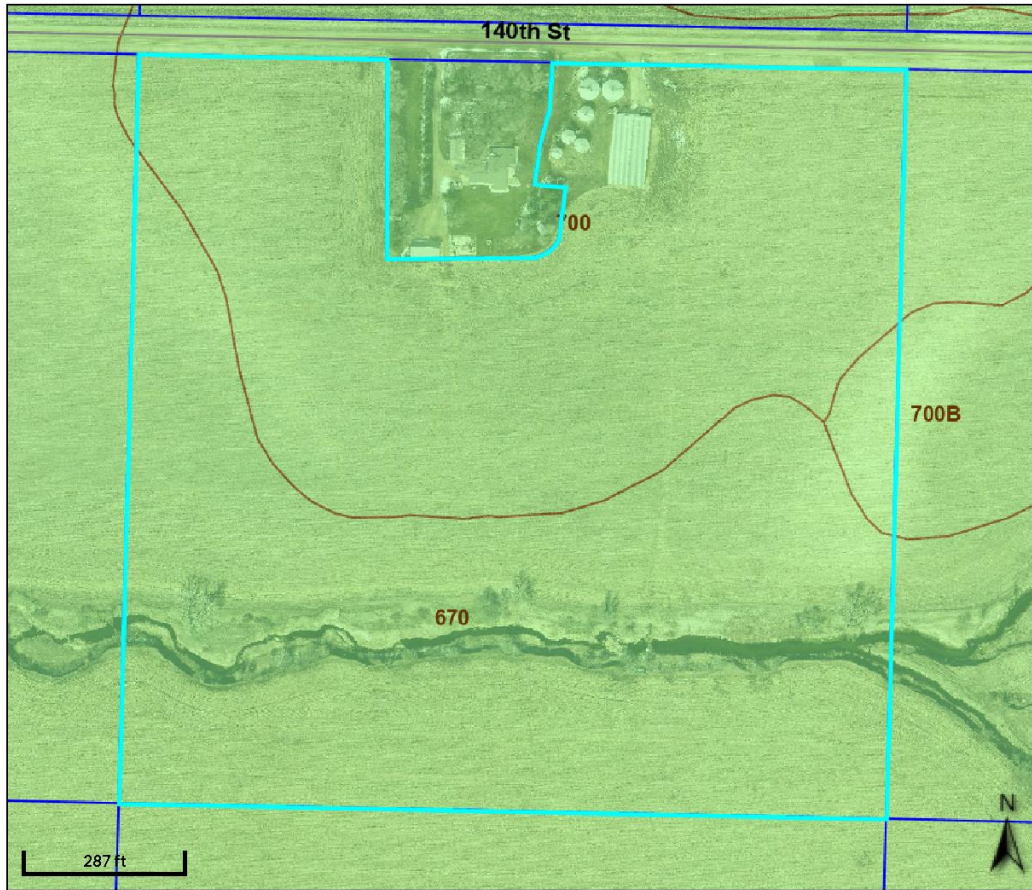




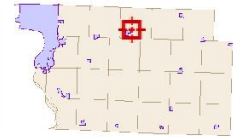
# ELEVATION MAP



**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
- Parcels

<b>Parcel ID</b>	894428100005	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STEFFE HARLAN & FRANCES TRUST
<b>Sec/Twp/Rng</b>	28-89-44	<b>Class</b>	A		952 BUXTON CIR
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	<i>(Note: Not to be used on legal documents)</i>				

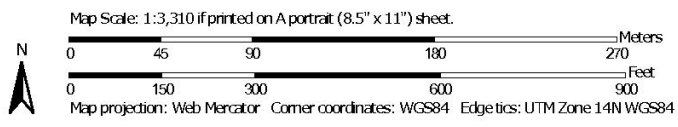
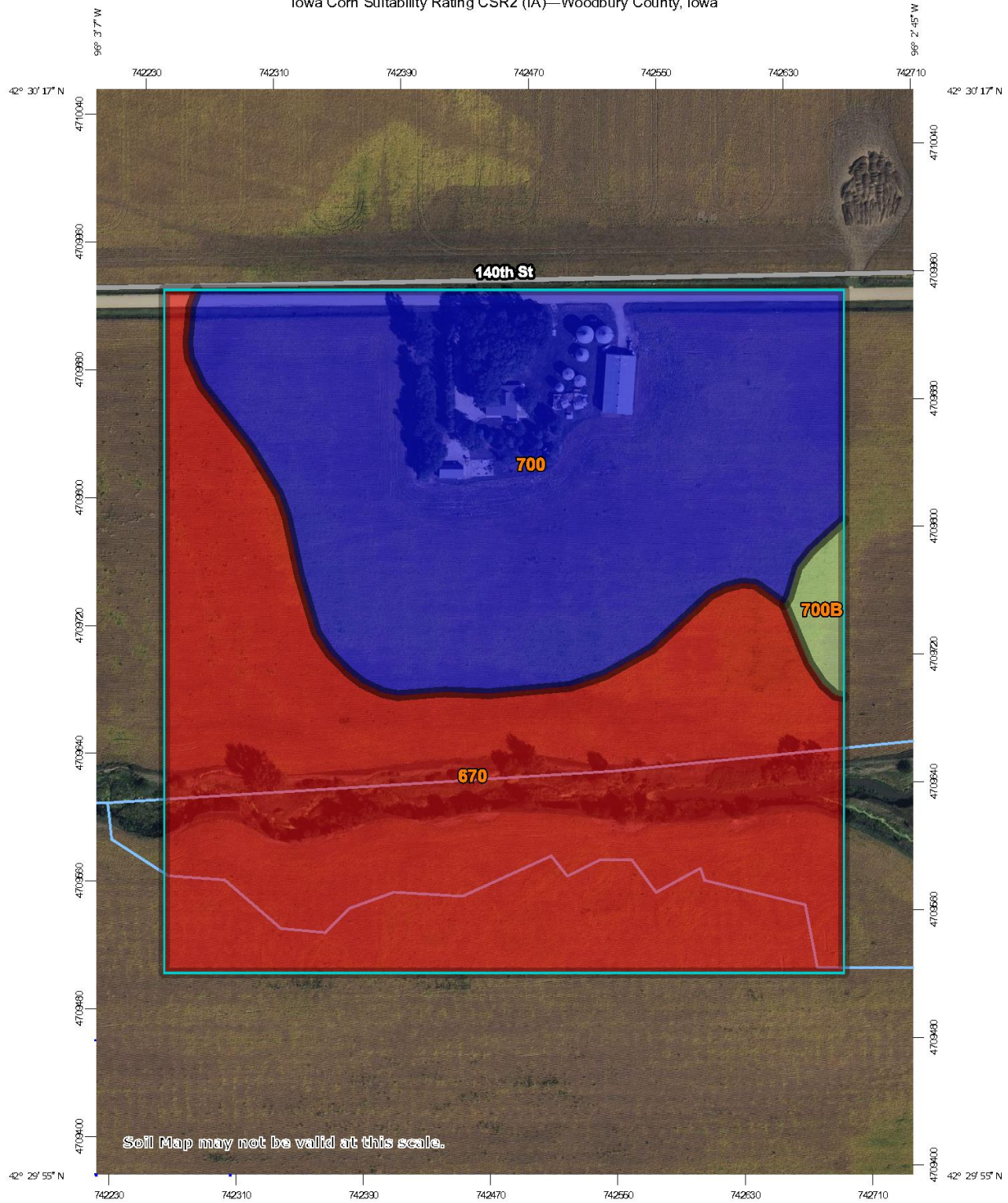
Date created: 10/29/2024  
 Last Data Uploaded: 10/28/2024 11:53:01 PM

Developed by SCHNEIDER  
 GEOSPATIAL























**SOIL REPORT(S)**

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa



## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI) 
  - Background  Aerial Photography
- Soils**
  - Soil Rating Polygons**
    -  <= 82
    -  > 82 and <= 95
    -  > 95 and <= 100
    -  Not rated or not available
  - Soil Rating Lines**
    -  <= 82
    -  > 82 and <= 95
    -  > 95 and <= 100
    -  Not rated or not available
- Soil Rating Points**
  -  <= 82
  -  > 82 and <= 95
  -  > 95 and <= 100
  -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa  
 Survey Area Data: Version 34, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	82	24.0	53.0%
700	Monona silty clay loam, terrace, 0 to 2 percent slopes	100	20.6	45.5%
700B	Monona silty clay loam, terrace, 2 to 5 percent slopes	95	0.6	1.4%
<b>Totals for Area of Interest</b>			<b>45.3</b>	<b>100.0%</b>

### Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

*Tie-break Rule:* Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.