

FEBRUARY 3, 2026, SIXTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, February 3, 2026, at 4:30 p.m. Board members present were Carper (by phone), Dietrich, Nelson, Ung, and Bittinger II. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, Joshua Widman, Assistant County Attorney, and Michelle Skaff, Auditor/Clerk to the Board.

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

Motion by Nelson second by Dietrich to approve the February 3, 2026 agenda. Carried 5-0. Copy filed.

Motion by Nelson second by Dietrich to approve the following items by consent: To approve minutes of the January 27, 2026 meeting. Copy filed.

To approve the claims totaling \$436,736.91. Copy filed.

To approve the reclassification of Suzanne Salberg, Clerk II, County Treasurer Dept., effective 02-02-2026, \$21.77/hour, 5%=\$1.03/hr. PER AFSCME Courthouse-Move from Step 2 to Step 3. Anniversary Date: 2/9/25; the reclassification of Cory Brown, Equipment Operator, Secondary Roads Dept., effective 02-02-2026, \$29.34/hour, 1%=\$0.31/hr. Per CWA Roads-Move from Step 2 to Step 3. Anniversary Date: 2/14/26; the appointment of Fros Konidas, Clerk II - MV, County Treasurer Dept., effective 02-04-2026, \$19.82/hour. Job Vacancy Posted on 12/17/2025. Entry Level Salary: \$19.82/hr; and the separation of Robert Nelson, Operations Officer, Emergency Services Dept., effective 04-09-2026. Retired. Copy filed.

Carried 5-0. Copy filed.

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

To approve minutes of the January 27, 2026 meeting. Copy filed.

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Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve the request exceptions to the Mobile Device Management Policy. Carried 5-0. Copy filed.

Motion by Nelson second by Dietrich to approve the Woodbury County Timekeeping and Compensation Policy. Carried 5-0. Copy filed.

Motion by Dietrich second by Nelson to receive the final report and Zoning Commission's recommendation from their 1/26/26 meeting to approve the final plat of Riordan Addition, a minor subdivision to Woodbury County, Iowa, to establish a 7.92 acre lot from a portion from parcel #8947208100002 for David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution accepting Riordan Addition, a minor subdivision to Woodbury County, Iowa. Carried 5-0.

BOARD OF SUPERVISORS**RESOLUTION #13,990****ACCEPTING AND APPROVING RIORDAN ADDITION
A MINOR SUBDIVISION WOODBURY COUNTY, IOWA**

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE 26TH DAY OF JANUARY, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF RIORDAN ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Dietrich to approve and authorize the chairperson to sign a Resolution setting dates of a consultation and a public hearing on a proposed 2026 amendment to the Grow Woodbury County Urban Renewal Plan in Woodbury County, State of Iowa. Carried 5-0.

RESOLUTION #13,991**RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN IN WOODBURY COUNTY, STATE OF IOWA**

WHEREAS, this Board has found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grow Woodbury County Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Grow Woodbury County Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein; and

WHEREAS, the Plan has subsequently been amended several times; and WHEREAS, the County now proposes to amend the Plan pursuant to a proposed 2026 Amendment to the Plan ("2026 Amendment" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and to add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and WHEREAS, this proposed 2026 Amendment adds the following land to the Urban Renewal Area:

including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed 2026 Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed 2026 Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal projects under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed 2026 Amendment required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 9:00 A.M., and the Finance/Budget Director, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed 2026 Amendment, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN WOODBURY COUNTY, STATE OF IOWA AND ALL Affected TAXING ENTITIES CONCERNING THE PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN FOR WOODBURY COUNTY, STATE OF IOWA

Woodbury County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa concerning a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Finance/Budget Director, or his delegate, as the designated representative of Woodbury County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended. Dated this 3rd day of February, 2026.

Section 3. That a public hearing shall be held on the proposed 2026 Amendment before the Board of Supervisors at its meeting which commences at 4:30 P.M. on February 24, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

(End of Notice)

PASSED AND APPROVED this 3rd day of February, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

and the Moville Record, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN WOODBURY COUNTY, STATE OF IOWA

The Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 4:30 P.M. on February 24, 2026 in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, to consider adoption of a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan ("the "Amendment") concerning an Urban Renewal Area in Woodbury County, State of Iowa. The Amendment proposes to add the following land to the Urban Renewal Area:

including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Sioux City, Iowa.

Woodbury County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that the County may utilize special financing tools in connection with urban renewal projects. The County may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment proposes specific public infrastructure or site improvements to be undertaken by the County.

The proposed 2026 Amendment would add land to the Urban Renewal Area and add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 3rd day of February, 2026.

Section 5. That the proposed 2026 Amendment, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed 2026 Amendment referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 3rd day of February, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Bittinger to approve the Bond Counsel Engagement Agreement for proposed issuance of not to exceed \$1,200,000 General Obligation Capital Loan Notes Series 2026A. Carried 5-0. Copy filed.

Motion by Bittinger second by Carper to approve and authorize the Chairperson to sign a Resolution fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$640,000 General Obligation Capital Loan Notes of Woodbury County, State of Iowa (for essential County purposes), and providing for publication of notice thereof. Carried 5-0.

RESOLUTION #13,992**RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$640,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF WOODBURY COUNTY, STATE OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$640,000, as authorized by Sections 331.402, 331.441, and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed 2026 Amendment adds the following land to the Urban Renewal Area:

including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all

affected taxing entities of the consideration being given to the proposed 2026 Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed 2026 Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal projects under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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Section 1. That the consultation on the proposed 2026 Amendment required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 9:00 A.M., and the Finance/Budget Director, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any

recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed 2026 Amendment, the notice to be in substantially the following form:

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The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Finance/Budget Director, or his delegate, as the designated representative of Woodbury County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 3rd day of February, 2026.

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