



**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(DECEMBER 12, 2017) (WEEK 50 OF 2017)**

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Rocky L. De Witt 253-0421 rdewitt@woodburycountyiowa.gov	Marty J. Pottebaum 251-1799 mpottebaum@woodburycountyiowa.gov	Keith W. Radig 560-6542 kradig@woodburycountyiowa.gov	Jeremy J. Taylor 259-7910 jtaylor@woodburycountyiowa.gov	Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov
--	--	--	--	--

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held December 12, 2017 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. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board.

1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, their address, and then their statement.
4. Everyone will have an opportunity to speak. Therefore, your remarks may be limited to three minutes on any one item.
5. At the beginning of the 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.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the first or final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please silence cell phones and other devices while in the Board Chambers.

AGENDA

4:00 p.m. 1. Closed Session General Relief Appeal Hearing for L.D. {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	
	2. Citizen Concerns	Information
	3. Approval of the agenda	Action

Consent Agenda

Items 4 through 8 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

4. Approval of the minutes of the December 5, 2017 meeting
5. Approval of claims
6. Human Resources – Ed Gilliland
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process

7. Secondary Roads – Mark Nahra
Approval to set a public hearing for considering the Level C classification of Pocahontas Avenue on January 30, 2018 at 5:00 p.m.
8. CAAS – Jean Logan
Approval of appointment of Ron Engle to the Community Action Agency Board of Directors

End Consent Agenda

- | | | |
|---------------------------------|---|-------------|
| | 9. a. Presentation of resolution thanking and commending Rick Schneider for years of service with Woodbury County | Information |
| | b. Presentation of resolution thanking and commending David Benson for years of service with Woodbury County | Information |
| | 10. County Sheriff – Dave Drew
Approval of request to make a joint purchase of a VirTra Systems 180 LE-1 Training Simulator with the Sioux City Police Department utilizing gaming revenue | Action |
| 4:45 p.m.
(Set time) | 11. Emergency Services – Gary Brown
a. Lease agreement for the Climbing Hill East Water Association Public Hearing | Action |
| | b. Authorize Chairman to sign the Lease Agreement between Woodbury County Board of Supervisors and the Climbing Hill East Water Association | Action |
| | 12. Chairman's Report
a. Town hall meeting (Dec. 11, Lawton)
b. Reminder: Budget review Dec. 19 (1 or 2pm?)
c. Reminder: Please complete dept. head evaluations by Dec. 31 | Information |
| | 13. Reports on Committee Meetings | Information |
| | 14. Citizen Concerns | Information |
| | 15. Board Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletion

CALENDAR OF EVENTS

- MONDAY, DEC. 11** **7:00 a.m.** Conservation Board Special Meeting, 613 Pierce Street
- 6:30 p.m.** Lawton Town Hall Meeting, Lawton Community Center
- WEDNESDAY, DEC 13** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- THURSDAY, DEC. 14** **5:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St.
- FRIDAY, DEC. 15** **2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F
- WEDNESDAY, DEC. 20** **10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook
- 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THURSDAY, DEC. 21** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- TUESDAY, JAN. 2 2018** **4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WEDNESDAY, JAN. 3** **12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- THURSDAY, JAN. 4** **4:30 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WEDNESDAY, JAN. 10** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.** STARComm Board Meeting, The Security Institute – WIT Campus
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- 8:00 p.m.** County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- TUESDAY, JAN. 16,** **4:30 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WEDNESDAY, JAN. 17** **12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St.
- WEDNESDAY, JAN. 17** **10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook
- THURSDAY, JAN. 18** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St.
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue

The following Boards/Commission have vacancies: Commission to Assess Damages - Category A, Category B, Category C and Category D

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 5, 2017, FORTY-SEVENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, December 5, 2017 at 4:30 p.m. Board members present were Radig, Ung, Taylor, De Witt, and Pottebaum. Staff members present were Dennis Butler, Budget/Tax Analyst, Karen James, Board Administrative Assistant, Ed Gilliland, Human Resources Director, Joshua Widman, Assistant County Attorney, and Patrick Gill, Auditor/Clerk to the Board.

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

1. Connie Barrett, Sioux City, addressed the Board with concerns about the change of mental health regions.
2. Motion by Ung second by Taylor to approve the Agenda for December 5, 2017. Carried 5-0. Copy filed.

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

3. To approve minutes of the November 28, 2017 meeting. Copy filed.
4. To approve the claims totaling \$609,566.37. Copy filed.
5. To approve appointment of Building Services Director-Kenny Schmitz as designated agent pursuant Department of Natural Resources of Iowa Code Chapter 39 Section 567-39.9(455B) for the Capping/Plugging of abandon wells at the Prairie Hills building to expire one day following the calendar date entered in "Date Plugged" of DNR Form 542-1226. Copy filed.
- 6a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale date of parcel #894716384010, 714 29TH St.

**RESOLUTION #12,662
NOTICE OF PROPERTY SALE**

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

**Middle One-third of Lots 1, 2 and 3 in Block 8, Peirce's Addition to Sioux City, in the County of Woodbury and State of Iowa
(714 29th Street)**

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 **19th Day of December, 2017 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 **19th Day of December, 2017**, 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 \$367.00** plus recording fees.

Dated this 5th Day of December, 2017.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 6b. To approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale date of parcel #884706107011, 3105 Orleans Ave.

RESOLUTION #12,663
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 11 in Block 20, in Henrietta Place, an addition to Sioux City, in the County of Woodbury and State of Iowa (3105 Orleans Ave.)

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on the **19th Day of December, 2017 at 4:37 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 **19th Day of December, 2017**, 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 \$357.00** plus recording fees.

Dated this 5th Day of December, 2017.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

7. To approve the reclassification of Rocky De Witt, P/T Courthouse Safety & Security Officer, County Sheriff Dept., effective 12-10-17, \$20.56/hour, 10.7%=\$1.99/hour. Per Wage Comparability with AFSCME Courthouse Contract, from Grade 3/Step 4 to Grade 3/Step 5. Copy filed.

Carried 5-0, De Witt abstained from the item dealing with his reclassification.

8. Motion by Taylor second by Radig to approve letter of support and to provide \$5,000 in matching funds from local option sales tax proceeds for U.S. Economic Development Authority (EDA) Grant. Carried 5-0. Copy filed.

Motion by Ung second by Taylor to receive and authorize the Chairman to sign the letter of support. Carried 5-0. Copy filed.

9. Motion by De Witt second by Radig to approve plans, specifications, and to seek bids for the Trosper Hoyt Master Control Security Electronics and Elevator Project. Carried 5-0. Copy filed.

Motion by Radig second by Ung to receive bids for Trosper Hoyt Master Control Security Electronics and Elevator Project. Carried 5-0. Copy filed.

Motion by Pottebaum second by Ung to set a public hearing on January 9th at 4:45 p.m. Carried 5-0. Copy filed.

10. Chace Gordon, Susan Rochester, Rebecca Warren and Nheylin Ung, of Sioux City, addressed the Board on a Resolution for Solemnizing Board Meetings.

Motion by Ung second by Pottebaum to approve and authorize the Chairperson to sign a Resolution for Solemnizing Board Meetings. Failed 1-4; De Witt, Pottebaum, Radig and Taylor were opposed. Copy filed.

11. The Chairperson reported on the day-to-day activities.

12. Board members gave reports on their committee meetings.
13. There were no citizen concerns.
14. Board concerns were heard.

The Board adjourned the regular meeting until December 12, 2017.

Meeting sign in sheet. Copy filed.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: December 12, 2017

*** PERSONNEL ACTION CODE:**

- A- Appointment
- T - Transfer
- P - Promotion
- D - Demotion
- R- Reclassification
- E- End of Probation
- S - Separation
- O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Pickering, Steven	County Sheriff	12-08-17	Civilian Jailer	\$18.72/hour		A	Job Vacancy Posted 10-18-17. Entry Level Salary: \$18.72/hour
Tolbert, Thomas	County Attorney	12-18-17	Asst. County Attorney	\$57,115/year		A	Job Vacancy Posted 10-25-17. Entry Level Salary: \$57,115.
Priestley, Daniel	Community & Economic Development	12-18-17	Zoning Coordinator	\$49,500/year		A	Job Vacancy Posted 10-4-17. Entry Level Salary: \$49,500-\$54,000.
Peterson, Ryan	County Sheriff	12-18-17	Deputy Sergeant	\$33.66/hour	7%=\$2.26/hr	P	Promotion from Master Deputy to Deputy Sergeant.
Masters, Donovan	County Sheriff	12-18-17	Sheriff Deputy	\$23.07/hour		A	Appointment by County Sheriff.
Nieman, Nicholas	Veteran Affairs	1-01-18	Service Officer	\$20.19/hour	4%=\$.78/hr	R	Per Wage Plan Comparability with AFSCME Courthouse Contract, from Grade 5/Step 1 to Grade 5/Step 2.

APPROVED BY BOARD DATE:

ED GILLILAND, HR DIRECTOR:



WOODBURY COUNTY
HUMAN RESOURCES DEPARTMENT

TO: Board of Supervisors and the Taxpayers of Woodbury County
FROM: Ed Gilliland, Human Resources Director
SUBJECT: Memorandum of Personnel Transactions
DATE: December 12, 2017

For the December 12, 2017 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

1. County Sheriff Civilian Jailer, Appointment.
2. County Attorney Assist. County Attorney, Appointment
3. Community & Economic Development Zoning Coordinator, Appointment.
4. County Sheriff Deputy, Promotion to Sergeant.
5. County Sheriff Deputy, Appointment.
6. Veteran Affairs Service Officer, from Grade 5/Step 1 to Grade 5/Step 2.

Thank you

A handwritten signature in black ink, appearing to read "Ed G", is positioned to the right of the "Thank you" text.

HUMAN RESOURCES DEPARTMENT

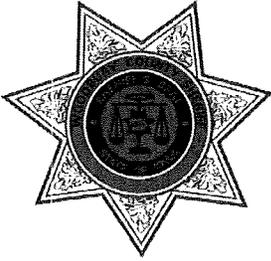
WOODBURY COUNTY, IOWA

DATE: December 12, 2017

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Sheriff	Deputy Sergeant	CWA: \$33.66/hour		

Chairman, Board of Supervisors



Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER
P. O. BOX 3715 SIOUX CITY, IOWA 51102

DAVID A. DREW, SHERIFF

PHONE: 712.279.6010
E-MAIL: ddrew@sioux-city.org
FAX: 712.279.6522

07 Dec 2017

To the Woodbury County Board of Supervisors & Human Resources Department,

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to promote for a Sworn Deputy Sergeant. We currently have a vacated Sworn Deputy Sergeant position with the retirement of Deputy Sergeant Dave Benson on December 17, 2017. Deputy Norm Peterson will be promoted to the Deputy Sergeant position effective December 18, 2017. We request this be placed on the agenda for the Tuesday, December 12, 2017, Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "David Drew".

Dave Drew, Sheriff

Cc: file

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

#7

Date: 12/4/2017 Weekly Agenda Date: 12/12/2017

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

WORDING FOR AGENDA ITEM:

Set time for public hearing for consideration of classifying a segment of Pocahontas Avenue as Level C, Minimum Maintenance Road

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

The county engineer has received a request from adjacent landowners for the reclassification of Pocahontas Avenue between 300th St and Liston Blvd as Level C Maintenance.

BACKGROUND:

The county has procedures under Ordinance no. 18 for the classification of roads to a lower maintenance standard. The level C classification also includes a provision in which access to the roadway is restricted to only adjacent landowners. Others accessing the road can be charged with criminal trespassing for entering the Level C roadway.

FINANCIAL IMPACT:

It costs the county approximately \$1200 for signing and gates to be installed on the road to restrict access as required by the ordinance.

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

Yes No

RECOMMENDATION:

I recommend that the Board set a public hearing for considering the Level C classification of Pocahontas Avenue on January 30, 2018 at 5:00 PM at the new Board Room at the courthouse.

ACTION REQUIRED / PROPOSED MOTION:

Motion to set a public hearing for considering the Level C classification of Pocahontas Avenue on January 30, 2018 at 5:00 PM at the new Board Room at the courthouse.

Road Designation for Pocahontas Ave.

As the landowners and operators adjacent to Pocahontas Ave. between 300th street and Liston Boulevard we request that Pocahontas Ave. be placed in Level C Maintenance, restricted access system. We agree to maintain the livestock gates at each end upon designation of the road and placement of livestock gates. We also understand that the road will be allowed to sod over and if maintenance is needed we are to contact the county.

Thank you,

Landowners, Mark and Marilyn Boyle, Earl Wenger

Operator, Mason Boyle

AREA SERVICE "C" ROAD MAINTENANCE ORDINANCE

Woodbury County Ordinance No. 18

TITLE. An ordinance establishing the Area Service System "C" Road Classification in Woodbury County, Iowa.

Be it Enacted by the Board of Supervisors, Woodbury County, Iowa:

Section 1. PURPOSE

The purpose of this ordinance is to classify certain roads on the area service system in Woodbury County as Area Service System "C" Roads so as to provide for a reduced level of maintenance effort and restricted access, pursuant to Iowa Code Section 309.57.

Section 2. DEFINITIONS

For use in this ordinance, certain terms or words used herein shall be interpreted or defined as follows:

1. "Area Service System" includes those public roads outside of municipalities not otherwise classified.
 - a. Area Service System "A" roads shall be maintained in conformance with applicable state statutes.
 - b. Area Service System "C" roads shall not require standards maintenance equal to farm to market, or area service system "A" roads. Area Service System "C" roads shall not mean what is construed in the normal sense as a driveway or private lane to a farm building or dwelling.
2. "Board" shall mean the Board of Supervisors of Woodbury County.
3. "Engineer" shall mean the County Engineer of Woodbury County.
4. "County" shall mean Woodbury County.

Section 3. HOW ESTABLISHED

- A. **RESOLUTION:** Roads may only be classified as Area Service System "C" Roads by resolution of the Board. The resolution shall specify the level of maintenance effort and the persons who will have access rights to the road.
- B. **NOTICE OF ACTION:** Before the Board may take action to establish an Area Service System "C" Road, a notice of the proposed action, including the location of the Area Service System "C" Road and the time and place of the meeting at which the Board proposes to take action on the petition, shall be published as provided by law.
- C. **BOARD ACTION:** At the meeting, the Board shall receive oral or written comments from any resident or property owner of the county.

After all comments have been received and considered, the Board, at that meeting or date to which it is adjourned, may take action after consultation with the County Engineer.

Section 4. **ACCESS**

Access to any Area Service System "C" Road shall be restricted by means of a gate or other barrier, as determined by the County Engineer. The gate shall be purchased and installed by the County, and maintained by the adjoining landowners. If not so maintained, the County may remove the gate.

Section 5. **SIGNS**

Area Service System "C" Roads shall have signs conforming to the Iowa Signing Manual per 761 Iowa Administrative Code (IAC) Chapter 130. The signs shall be installed and maintained by the County at all access points to the Area Service System "C" Road from other public roads to warn the public that access is limited.

Section 6. **TRESPASS**

Entering an Area Service System "C" Road without justification after being notified or requested to abstain from entering or to remove or vacate the road by any person lawfully allowed access shall be a trespass as defined in Iowa Code Section 716.7.

Section 7. **RECLASSIFICATION**

A road with an Area Service System "C" classification shall retain the classification until such time as a petition for reclassification is submitted to the Board. The petition shall be signed by one or more adjoining landowners. The Board shall approve or deny the request for reclassification within sixty (60) days of receipt of the petition.

Section 8. **POWERS OF THE BOARD**

All jurisdiction and control over Area Service System "C" Roads shall rest with the Board, pursuant to the Iowa Code Section 309.57.

Section 9. **EXEMPTION FROM LIABILITY**

As provided in Iowa Code Section 309.57, the County and officers, agents, and employees of the County are not liable for injury to any person or for damage to any vehicle or equipment which occurs approximately as a result of the maintenance of a road which is classified as Area Service System "C", if the road has been maintained to the level of maintenance effort described in the establishing resolution.

Section 10. **REPEALER**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 11. SEVERABILITY CLAUSE

If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

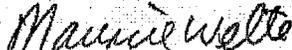
Section 12. WHEN EFFECTIVE

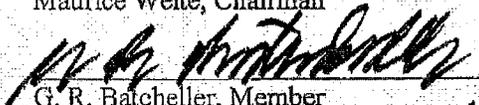
This ordinance shall be in effect after its final passage, approval, and publication as provided by law.

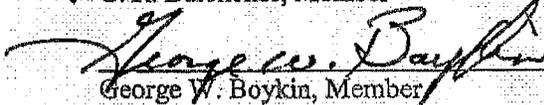
This Ordinance passed and approved by the Woodbury County Board of Supervisors this 29th day of June, 2004.

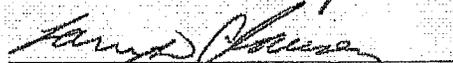
First Hearing: May 18, 2004
Second Hearing: June 1, 2004
Third Hearing: June 29, 2004

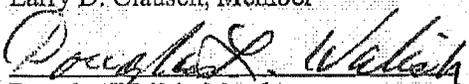
Woodbury County Board of Supervisors


Maurice Welte, Chairman


G. R. Batcheller, Member


George W. Boykin, Member


Larry D. Clausen, Member


Douglas Walsh, Member

Attest: 
Patrick F. Gill, Woodbury County Auditor

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

Date: 11/16/17 Weekly Agenda Date: December 12, 2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Jean Logan, Community Action Agency

WORDING FOR AGENDA ITEM:

Appointment of Ron Engle to the Community Action Agency Board of Directors

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

The Board of Supervisors appoints 1/3 of the members of the Community Action Agency Board. Traditionally the City of Sioux City has a staff member occupy a seat on the board. Ron's info is below.

BACKGROUND:

Ron Engle has lived in Sioux City for over 30 years & serves as the Project Coordinator for the City's Lead Hazard Control Grant that is awarded by the Department of Housing and Urban Development. Previously he was a Certified Lead Abatement Contractor that worked with the City on specific projects. He has been in this position for two years and looks forward to serving on the CAA Board.

FINANCIAL IMPACT:

NA

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?

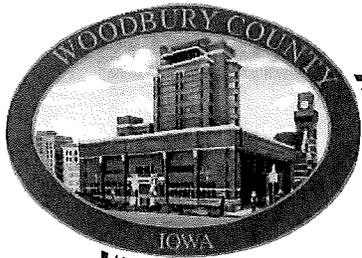
- Yes
- No

RECOMMENDATION:

Approval

ACTION REQUIRED / PROPOSED MOTION:

I move to appoint Ron Engle to the Community Action Agency Board of Directors.



WOODBURY COUNTY, IOWA

RESOLUTION NO. 12,659

A RESOLUTION THANKING AND COMMENDING

Rick Schneider

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Rick Schneider has capably served Woodbury County as an employee of the Woodbury County Conservation Department for 42 years from March 1, 1975 to December 15, 2017; and

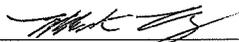
WHEREAS, the service given by Rick Schneider as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Rick Schneider 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, Rick Schneider.

BE IT SO RESOLVED this 28th day of November, 2017.

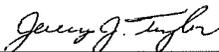
WOODBURY COUNTY BOARD OF SUPERVISORS


Matthew A. Ung, Cfairman


Rocky L. De Witt, Member

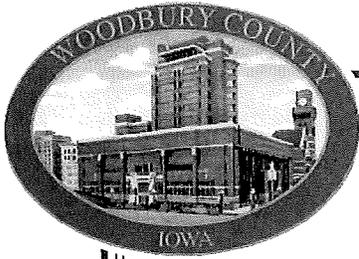

Marty Pottebaum, Member


Keith W. Radig, Member


Jeremy J. Taylor, Member

Attest:


Patrick F. Gill, Woodbury County Auditor



WOODBURY COUNTY, IOWA

RESOLUTION NO. 12,460

A RESOLUTION THANKING AND COMMENDING

David Benson

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, David Benson has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 24 years from February 22, 1993 to December 17, 2017; and

WHEREAS, the service given by David Benson 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 David Benson 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, David Benson.

BE IT SO RESOLVED this 28th day of November, 2017.

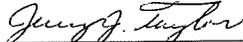
WOODBURY COUNTY BOARD OF SUPERVISORS


Matthew A. Ung, Chairman


Reeky L. De Witt, Member


Marty Pottebaum, Member


Keith W. Radig, Member


Jeremy J. Taylor, Member

Attest:

Patrick F. Gill, Woodbury County Auditor

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

#10

Date: 12.7.2017 Weekly Agenda Date: 12.12.2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Sheriff Dave Drew

WORDING FOR AGENDA ITEM:

Request to make a joint purchase of a VirTra Systems 180 LE-1 Training Simulator with the Sioux City Police Department utilizing gaming revenue.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Request to make a joint purchase of a VirTra Systems 180 LE-1 Training Simulator with the Sioux City Police Department utilizing gaming revenue.

BACKGROUND:

The Sioux City Police Department is purchasing a state of the art use of force training simulator (VirTra Systems 180 LE-1). The total cost of the simulator is \$131,340.65. The SCPD has identified \$100,000.00 from MRHD, leaving \$31,340.65 to be split (\$15,670.33) with the Sheriff's Office. This use of force training simulator will provide vital training for over 100 Sheriff's Office employees.

FINANCIAL IMPACT:

\$15,670.33.

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 \$15,670.33 purchase with gaming revenue.

ACTION REQUIRED / PROPOSED MOTION:

Discussion and action approving the \$15,670.33 purchase with gaming revenue.

**POLICE DEPARTMENT
SIOUX CITY, IOWA**

DATE: November 13, 2017
TO: Chief Rex Mueller and Sheriff Dave Drew
SUBJECT: Training Simulator Expense

Chief Mueller and Sheriff Drew,

I am providing a breakdown of the expenses I am anticipating for the installation and equipment needed for the video training simulator:

Attached is an unsigned invoice from VirTra for \$129,435.65. It specifies what is included in the package along with a 2nd year service plan. A 2nd expense is for the plumbing to the building to be turned on and winterized. Attached is a bid from Morningside plumbing for \$1905.00. Lastly is the cost of weapons that will be converted and used with the simulator. VirTra uses live weapons to convert for use with the simulator. The SCPD will provide an AR15 Rifle, Glock 17, Glock 19 and a Taser X-26. The WCSO will provide a Smith and Wesson M&P-9 and a Sig Sauer .40 cal.

One issue that I foresee is the service agreement. During the first year of operation I hope to get a good picture of what future problems and expenses will be. If there are problems, we will then be covered through the 2nd year giving us time to budget that expense in FY 2020.

The total needed, other than weapons, is \$131,340.65. MRHD will pay \$100,000. Splitting the cost down the middle is \$15,670.33 for each agency.



Sergeant Steve TenNapel
Training Coordinator
Sioux City Police Department

**Sioux City Police Department
601 Douglas Street
Sioux City, Iowa 51101**

INVOICE

TO: Sheriff Dave Drew
407 7th St.
Sioux City, IA 51101

DATE: 11/13/17

Police Training Simulator
\$15,670.33
Agreed portion of total owed
See attached Memo of explanation

TOTAL \$ 15,670.33

City of Sioux City Finance Department Project #112094

**Sioux City Police Department
601 Douglas Street
Sioux City, Iowa 51101**

INVOICE

TO: Sheriff Dave Drew
407 7th St.
Sioux City, IA 51101

DATE: 11/13/17

Explanation of Expenses

City of Sioux City Finance Department Project #112094

VirTra Training Simulator	129,435.65
Plumbing Expense	<u>1,905.00</u>
Total	\$131,340.65

MRHD Grant Award	100,000.00
Sioux City Police Dept.	15,670.33
Woodbury Co. Sheriff's Office	<u>15,670.33</u>
Total	\$131,340.66



7970 S Kyrene Road, Tempe, AZ 85284 USA | TOLL FREE: 800.455.8746 PH: 480.968.1488 FAX: 480.968.1448 | VIRTRA.COM

Account Name Sioux City Police Department
 Contact Name Steve Ten Napel
 Phone (712) 279-6131
 Email stennapel@sioux-city.org

Created Date 11/6/2017
 Quote Number 00000505
 Expiration Date 11/24/2017

Ship To Name Sioux City Police Department

Prepared By Ryan Bray
 Phone (480) 968-1488
 Email rbray@virtra.com

Product Code	Product	Product Description	Sales Price	Quantity	Discount	Total Price
V-180LE-1	VirTra 180 LE (w/1 year warranty)	VirTra Systems 180 LE-1 simulator system uses three interconnected screens to produce a more immersive training environment. Multi-directional training allows for scanning, situational awareness, acquiring and engaging moving targets and overcoming distractions. System includes LE content library, computer rack, UPS backup, and audio/projection equipment. System is configurable to fit in a variety of spaces (within minimum requirements). One year warranty and support services included.	\$78,871.10	1.00	5.00%	\$74,927.55
V-180-INSTL	VirTra 180 Installation/Training	VirTra Installation and Training for one (1) V-180 System. Includes all travel and expenses in the CONUS.	\$5,940.00	1.00	5.00%	\$5,643.00
SP-V180-A	Service Plan-V180- Annual	1 year annual service agreement to include telephone support, remote assistance, labor, parts, travel, software updates, and overnight shipping. This package also includes an annual service and maintenance visit from a VirTra technician. Includes all travel and expenses in CONUS.	\$11,317.51	1.00	30.00%	\$7,922.26
TRK-M16	Tetherless- M16 Rifle	Tetherless rifle recoil kit for AR15, M4 and M16 (does NOT count shots fired or jam). Includes one magazine (All recoil kits convert real firearms which must be supplied by the customer).	\$3,426.50	1.00	5.00%	\$3,255.18
TRK-M16-MAG	Tetherless- M16 Rifle- Magazine	Additional magazine for use with the TRK-M16 recoil kits (Also fits AR15 and M4).	\$1,131.90	1.00	5.00%	\$1,075.31
VTRK-G17	VirTra Tetherless-Glock 17	Micro-switch activated tetherless handgun recoil kit for the Glock 17. Includes one magazine (All recoil kits convert real firearms which must be supplied by the customer).	\$4,570.50	1.00	5.00%	\$4,341.98
VTRK-G17-MAG	VirTra Tetherless-Glock 17- Magazine	Additional magazine for use with the VTRK-G17 recoil kits.	\$606.10	1.00	5.00%	\$575.80
TRK-G19	Tetherless- Glock 19	Tetherless handgun recoil kit for the Glock 19. Includes one magazine (All recoil kits convert real firearms which must be supplied by the customer).	\$3,426.50	1.00		\$3,426.50
	Tetherless- Glock	Additional magazine for use with the TRK-G19 recoil				



7970 S Kyrene Road, Tempe, AZ 85284 USA | TOLL FREE: 800.455.8746 PH: 480.968.1488 FAX: 480.968.1448 | VIRTRA.COM

TRK-G19-MAG	19- Magazine kits.		\$566.50	1.00		\$566.50
VTRK- SWMP	VirTra Tetherless-Smith & Wesson M&P	Micro-switch activated tetherless handgun recoil kit for Smith & Wesson M&P- 9 mm or .40 caliber. Includes one magazine (All recoil kits convert real firearms which must be supplied by the customer).	\$4,570.50	1.00	5.00%	\$4,341.98
VTRK-SWMP-MAG	VirTra Tetherless-Smith & Wesson M&P- Magazine	Additional magazine for use with the VTRK- SWMP recoil kits.	\$606.10	1.00	5.00%	\$575.80
TRK-P229	Tetherless- Sig Sauer P229	Tetherless handgun recoil kit for the Sig Sauer Model P229- .40 caliber S&W. Includes one magazine. (All recoil kits convert real firearms which must be supplied by the customer).	\$3,426.50	1.00		\$3,426.50
TRK-P229-MAG	Tetherless- Sig Sauer P229- Magazine	Additional magazine for use with the TRK-P229 recoil kits.	\$566.50	1.00		\$566.50
VWSA-RFS	Refill Station	Table-top refill station for all refillable magazines. Includes automatic push button activation and one CO2 tank which must ship empty.	\$4,404.40	1.00	5.00%	\$4,184.18
VWSA-M16-AP	Tetherless- M16 Rifle- Adapter Plate	Adapter plate for the TRK-M16-MAG (Requires VirTra refill station).	\$480.70	1.00	5.00%	\$456.67
VWSA- G17-AP	VirTra Tetherless-Glock 17- Adapter Plate	Adapter plate for the VTRK-G17-MAG (Requires VirTra refill station).	\$480.70	1.00	5.00%	\$456.67
VWSA-G19-AP	Tetherless- Glock 19- Adapter Plate	Adapter plate for the TRK-G19-MAG (Requires VirTra refill station).	\$480.70	1.00		\$480.70
VWSA- SWMP-AP	Tetherless-SWMP- Adapater Plate	Adapter plate for the SWMP-MAG. Compatible with TRK and VTRK models. (Requires VirTra refill station).	\$480.70	1.00	5.00%	\$456.67
VWSA-P229-AP	Tetherless- Sig Sauer P229- Adapter Plate	Adapter plate for the TRK-P229-MAG (Requires VirTra refill station).	\$480.70	1.00		\$480.70
VNLW-OCC-MK3	OC Canister- MK3	Laser-based MK3 model OC training device.	\$2,145.00	1.00	5.00%	\$2,037.75
VNLW-TAS-X26/P	X26P TASER®	TASER® X26 simulation cartridge. Fits both X26 and X26P live TASER® handles. (X26/P handles supplied by customer.)	\$1,608.20	2.00	5.00%	\$3,055.58
VATU-TFII	VirTra Threat-Fire™	VirTra Systems patented Threat-Fire™ return-fire-simulator device delivers a safe and adjustable electrical impulse to simulate hostile fire and enhance realism during training. No eye-protection required (Requires wireless station).	\$3,374.80	1.00	5.00%	\$3,206.06
VWSA-WS	Wireless Station	Required for wireless recoil kits and the Threat-Fire™ to connect to the VirTra simulator (Only one wireless station needed per system).	\$1,658.80	1.00	5.00%	\$1,575.86

Total Price \$127,035.64
S&H \$2,400.00



7970 S Kyrene Road, Tempe, AZ 85284 USA | TOLL FREE: 800.455.8746 PH: 480.968.1488 FAX: 480.968.1448 | VIRTRA.COM

Grand Total

\$129,435.65



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

**600 Market
P O Box 4547
Sioux City IA 51104**

**712-274-1738
712-274-2162 fax**

**TO: Sioux City Fire Rescue Headquarters
601 Douglas Street
Sioux City, IA 51101**

**November 7, 2017
Revision #2**

**Job: Sioux City Police Department
Training Facility
6602 Allison Ave
Sioux City, IA 51101**

Steve Ph# 712-251-8023

**Email: stennapel@sioux-city.org
slafave@sioux-city.org**

Job: 6602 Allison Ave replacing outside faucet, starting up the water to the old office, eliminating Iowa hydrant in the shooting range.

We are pleased to submit the following bid to do:

1. Iowa Hydrant "Shooting Range":

- a. Dig up the curb stop by the training building and cap the water line on the outlet side of the curb stop. We would leave the curb stop and the curb box for future use.
- b. Cut off the Iowa hydrant flush with the top of the concrete and mortar the hole shut.
- c. Take out the water meter in the pit and abandon the water lines within the pit. Tape shut the end of the poly line that was feeding the meter which will now be a dead line. Leave the pit as it is for future use.

2. Training building:

- a. Take out the old keyed outside faucet, or leave in place and abandon, and drill a new hole for the new outside faucet. Install a residential freezeless faucet that is a normal handle not a keyed faucet before the pressure reducing valve. The wall may have to be patched because the new faucet will be a lot smaller, if we cannot leave the old faucet in its place and abandon. We will fill up this void with foam and silicone sealant to the best of our ability. If this is not how you would like the outside wall patched hiring a contractor to patch the wall is not included in this estimate.
- b. Install a pressure reducing valve by the meter, this will lower the water pressure to a maximum of 75 psi.



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

600 Market
P O Box 4547
Sioux City IA 51104

712-274-1738
712-274-2162 fax

Permit, if needed, ADD.....Add cost
+ 15%

Tax if needed Add.....Add 7%

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of.....BASE BID: Material, labor, and applicable tax.

Base Bid.....\$ 2,325.00

1. Office Building:

- a. Turn on the water to the building and check for leaks underneath and inside the office building. This estimate does not include any repairing of any lines, this estimate assumes that the office building water and sewer lines were properly winterized and no leaks exist. If we do find any leaks it would be repaired on a time and material basis above the price of this estimate.
- b. Install heat tape, and insulation on all of the water lines under the office in the crawl space.

Permit, if needed, ADD.....Add cost
+ 15%

Tax if needed Add.....Add 7%

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of.....BASE BID: Material, labor, and applicable tax.

ADD to base bid\$ 1,905.00

Notes on for this quote:

- 1. This estimate is bid to be done before frost sets in the ground.
- 2. This estimate does not include chipping out or putting back of any thrust blocks to access and cap off the line to the Iowa Hydrant.
- 3. Work is to be done during our normal business hours.

Does not include:

- 1. Jetting the sewer line if required.
- 2. Vacuum truck if sewage needs hauled away.
- 3. Unplugging faucets, pipes, etc.



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

**600 Market
P O Box 4547
Sioux City IA 51104**

**712-274-1738
712-274-2162 fax**

- a. Sometimes when the water is turned off and then turned back on, it breaks rust lose that can plug pipes and faucets. This depends on the age and conditions of the pipes.
- 4. Hauling the old dirt away, and hauling in new dirt if required by the city due to contamination or pour quality dirt.
- 5. Hauling away of frozen ground and hauling in new dirt if required.
 - a. This is done on a time and material bases.
- 6. Removal of buried concrete, rubble, stumps, etc is not included.
- 7. Repairing or replacing of yard sprinkler system.
- 8. Un-located utilities, private or public.
- 9. Springs or other ground water problems.

Normal notes:

- 1. Morningside Plumbing, Inc. is not liable for the material, fixtures, etc. furnished by others or their warranties
- 2. Changes to the scope of the estimate can change the price.

Acceptance of Proposal---

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Authorized Signature: _____ **Date:** _____

PRINTED NAME _____

Thank you,

Chris R. Kleinschmidt

FOULK BROS

PLUMBING & HEATING

322 W 7th Street
Sioux City, IA 51103

712-258-3388
712-277-2546 FAX

November 3, 2017

City of Sioux City
Attn: Steve TenNapel

Re: Training Center

We are pleased to submit the following plumbing quote. We agree to furnish all labor & material necessary to complete the following scope of work:

- Install new 1 ¼" pressure reducing valve
- Install new Woodford outside hose bib
- Hydrovac dirt around stop box
- Disconnect and cap off water service that feeds ground hydrant
- Remove ground hydrant
- Remove water meter

Base Bid: \$4,495.00

Please feel free to call with any questions or to proceed and schedule.

Submitted by: Nate Foulk
Fouk Brothers Plumbing & Heating

FOULK BROS

PLUMBING & HEATING

322 W 7th Street
Sioux City, IA 51103

712-258-3388
712-277-2546 FAX

November 2, 2017

City of Sioux City
Attn: Matt TenNapel

Re: Shooting Range Office Building

We are pleased to submit the following plumbing quote. We agree to furnish all labor & material necessary to complete the following scope of work:

- Turn on water to office building
- Check for leaks
- Install heat tape on all water piping in crawl space

Base Bid: \$1,250.00

Extras: Repair broken water piping.

Please feel free to call with any questions or to proceed and schedule.

Submitted by: Nate Foulk
Fouk Brothers Plumbing & Heating

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

#11

Date: 12/8/2017

Weekly Agenda Date: 12/12/2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Gary Brown, Director

WORDING FOR AGENDA ITEM:

Conduct Public Hearing & Authorize Chairman to sign the Lease Agreement between Woodbury County Board of Supervisors and the Climbing Hill East Water Association.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Conduct Public Hearing & Authorize Chairman to sign the Lease Agreement between Woodbury County Board of Supervisors and the Climbing Hill East Water Association.

BACKGROUND:

The Iowa Department of Natural Resources (DNR) and the Iowa Underground Storage Tank Fund Board (UST Fund) have jointly been involved with the unincorporated community of Climbing Hill for several years to find a permanent solution for the area wide groundwater contamination and the risks it poses to the residents of Climbing Hill. The DNR has determined that construction of this private system is currently the most practical option available to provide a safe source of drinking water to the Association members. The DNR has located a portion of the Woodbury County property which meets all siting requirements and is suitable for construction of the private well system.

Within the lease it states that Woodbury County has agreed to lease this portion of the parcel to the Climbing Hill East Water Association for 20 years for the amount of \$1.00.

The agreement also states that Woodbury County will allow the Climbing Hill East Water Association, the DNR and UST Fund Board and their authorized agents access to the leased property for the purpose of installation, maintenance, water monitoring, and any other activity necessary to keep the well and pipeline in operating condition. Also, reasonable access to the areas of the property adjoining as necessary to maintain and repair the well system.

FINANCIAL IMPACT:

There is no financial impact.

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

Yes No

RECOMMENDATION:

Woodbury County Emergency Services recommends the Woodbury County Board of Supervisors conduct the public hearing on Tuesday, December 12th, 2017 at 4:45pm, in the Woodbury County Courthouse, lower level Board of Supervisors meeting room.

Following the public hearing Woodbury County Emergency Services recommends a motion is made for the Woodbury County Board of Supervisors, Chairman sign the Lease Agreement between Woodbury County Board of Supervisors and the Climbing Hill East Water Association.

ACTION REQUIRED / PROPOSED MOTION:

Woodbury County Board of Supervisors conduct a public meeting on Tuesday, December 12th, 2017 at 4:45pm, in the Woodbury County Courthouse, lower level Board of Supervisors meeting room.

Following the public meeting, the Woodbury County Board of Supervisors make a motion to have the Chairman sign the Lease Agreement between Woodbury County Board of Supervisors and the Climbing Hill East Water Association.

RESOLUTION #
NOTICE OF PROPERTY LEASE

Parcel # 741555

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

AUD SUB DIV 16-87-45 LOT 17, Climbing Hill, Woodbury County, Iowa

NOW THEREFORE,

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

1. That said Board proposes to lease a portion of the said real estate to the Climbing Hill East Water Association for a term of twenty (20) years with a ten (10) year renewal option for the purposes of constructing and operating a well.
2. That a public hearing on the lease proposal shall be held on the **12th Day of December, 2017 at 4:45 o'clock p.m.** in the meeting room of the Board of Supervisors in the basement of the Woodbury County Courthouse.
3. That said Board proposes to lease a portion of said parcel of real estate to the Climbing Hill East Water Association following the public hearing.
4. That this resolution, preceded by the caption "Notice of Property Lease" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and lease.

Dated this 28th Day of November, 2017.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Matthew Ung, Chairman

WELL LEASE AGREEMENT

I. RECITALS

I-A Parties: This lease is between Woodbury County, Iowa, a political subdivision of the State of Iowa, (LESSOR), and the Climbing Hill East Water Association (Association), LESSEE.

I-B LESSOR's Subject Real Estate: LESSOR owns property (Property) in Climbing Hill, Woodbury County, Iowa, with Woodbury County parcel number, 741555, and legally described as AUD SUB DIV 16-87-45 LOT 17. LESSOR is agreeable to leasing a portion of said property to LESSOR as set forth in Exhibit B for the purposes of constructing and maintaining a well.

I-C. LESSEE'S Interest. The Climbing Hill East Water Association (Association) is an Iowa association formed by written agreement dated August 12, 2003. (copy attached as Exhibit A) The Association consists of residents of Climbing Hill who desire to access a portion of the Lessors Property (leased property) for the purpose of constructing a private drinking water system which will serve all the Association members.

I-D. LESSEE'S Need For Alternative Water Supply: The private wells of the Association members have been contaminated or threatened with contamination by ground water contamination associated with leaking petroleum underground storage tanks in Climbing Hill. The Iowa Underground Storage Tank Fund Board (UST Fund) is an agency of the State of Iowa created under Iowa Code chapter 455G. The UST Fund has agreed to pay for the construction of the private water well system that LESSEE needs to replace their existing wells.

I-E. Suitability of Subject Property: The Iowa Department of Natural Resources (DNR) and the Iowa UST Fund have jointly been involved with the unincorporated community of Climbing Hill for a number of years to find a permanent solution for the area wide groundwater contamination and the risks it poses to the residents of Climbing Hill. The DNR has determined that construction of this private well system is currently the most practicable option available to provide a safe source of drinking water to the Association members. The DNR has located a portion of the Lessor's property which meets all siting requirements and is suitable for construction of the private well system. The Lessor has agreed to lease this portion of the parcel to the Association for a term of years as provided in this agreement.

I-F. Termination of Lease and Well Closure. The intention of the parties to this lease and the UST Fund/DNR is that in the event a public water system such as rural water becomes reasonably available to all its members and they have had a reasonable period of time to connect to the system at a reasonable cost, this lease should be deemed terminated and the well properly closed. Although the DNR and the Iowa UST Fund are not parties to this lease, the expectation is that the costs of closing the well and connection to the public water system would be reimbursed through the Iowa UST Fund remedial benefit program or through a successor fund.

II. AGREEMENT

On the basis of the foregoing recitals, LESSOR grants to LESSEE the right to install and maintain a well and associated equipment and piping on a well site generally described as a 60 by 60 foot square as depicted on the attached Exhibit B and which adjoins the Woodbury County right of way to the south (leased property). This lease is subject to the following conditions:

II-A. LEASE DURATION. The lease duration shall be for a period of twenty years commencing with execution and delivery of this agreement to LESSEE.

II-B. RENEWAL. LESSEE shall have the option to renew the lease for another ten-year term if, prior to expiration of the term of the lease, the DNR, or lawful successor agency, determines that there is still a need for an alternative water supply for LESSEE.

II-C. MID-TERM TERMINATION. The parties agree that the lease shall terminate upon a written finding by the DNR that an alternative public water system is reasonably available and has been made available for a reasonable period of time at a reasonable cost to allow all Association members to connect to it. The lease shall terminate upon 60 days' notice by the DNR notifying the parties to this agreement of this finding. The parties further agree that upon such finding and termination, the wells shall be considered abandoned as defined in Iowa Code section 455B.171(1) and by this agreement they are authorizing and consenting to the closure of the wells in accordance with state law.

II-D. CONSIDERATION. In consideration for this lease, the lessee shall make a one-time payment of \$1. In the event LESSEE opts to renew the lease, the lease payment shall be \$1.

II-E. ACCESS. LESSEE, the DNR, UST Fund Board, and their authorized agents shall have reasonable access to the leased property upon advance notice to the LESSOR for the purpose of installation, maintenance, water monitoring, and any other activity necessary to keep the well and pipeline in operating condition. Lessor shall also grant reasonable access to areas of the Property adjoining the leased property as necessary to maintain and repair the well system. LESSEE shall promptly and reasonably restore the land surface after all land disturbance activities related to this lease.

II-F. MAINTENANCE OF THE LEASED PROPERTY. It shall be the responsibility of the Lessee to maintain the leased property and appurtenances in reasonable condition such as mowing the grass and maintaining the visual appearance of any structures. LESSEE may at its option choose to construct a fence around the parcel. LESSOR shall have a joint right to access the property for purposes of ground maintenance as long as access does not disturb damage, obstruct, or in any way interfere with the normal operation of the well system.

II-G. RESTRICTION ON LESSOR'S USE OF WELL SITE. LESSOR will not apply any agricultural chemicals or fertilizers on the leased property

II-H. LESSEE RESPONSIBLE TO PLUG WELL. Upon expiration or termination of the lease due to the availability of public water, the lessee will be required to obtain contract for plugging the well, and shall plug the well in accordance with state law. LESSOR shall allow LESSEE and LESSEE's agents reasonable access to plug the well.

II-I. AGREEMENT RUNS WITH THE LAND. This lease agreement shall run with the land and bind the successors and assigns of LESSOR and LESSEE.

II-J. INSURANCE: Each Association member shall carry combined single limit (CSL) coverage property insurance or another personal liability insurance policy providing for no less than \$300,000 in personal liability coverage. As an alternative, the Association shall carry commercial general liability coverage for bodily injury in an amount no less than \$700,000. Each Association member or the Association shall provide proof of coverage annually as requested by the Lessor.

II-K. CONNECTION TO WELL. The LESSOR, its successors and assigns, future buyers and lessees of the property surrounding the leased property shall have a right to join the Association and connect to the Association well if it is determined the connection would not violate Federal, State or County laws, change the well classification to a public well and the connection would not jeopardize the quality and quantity of water necessary to serve the then existing Association members.

II-M. RECORDING. LESSEE shall be responsible for filing this lease with the Woodbury County Recorder.

WOODBURY County Board of Supervisors (BOS), LESSOR, by:

Matthew Ung
Chair, Board of Supervisors

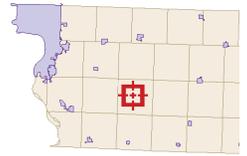
Attest: Patrick Gill
County Auditor

CLIMBING HILL EAST WATER ASSOCIATION, LESSEE, by:

_____	Date _____



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales**
- 2015
- 2016
- 2017
- **Sioux City Residential Sales**
- ▭ Parcels

Date created: 9/19/2017
 Last Data Uploaded: 9/18/2017 10:37:15 PM

A G E N D A

Woodbury County Board of Supervisors

SPECIAL MEETING

DATE: Thursday, December 14, 2017

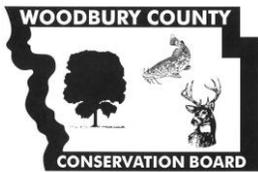
TIME: 3:30 p.m.

WHERE: First Floor Boardroom

Canvass of State Senate District 3 Special Election

ADJOURNMENT

Subject to Additions/Deletions



Woodbury County Conservation Board
4500 Sioux River Road Sioux City, IA 51109-1657

Phone: 712/258-0838
Fax: 712/258-1261

Board Members:
Cindy Bennett
Suzan Boden
Don Dixon
Neil Stockfleth
Christine Zellmer-Zant

Rick D. Schneider, Director
Brian Stehr, Deputy Director
Dawn Snyder, Education Director

Monday, December 11, 2017

SPECIAL MEETING AGENDA – 7:00 A.M.

613 Pierce Street
Sioux City, IA 51101

- **Call to order / roll call** – quorum / open meeting compliance

REGULAR AGENDA

- R1. Discussion and consideration of land purchase through re-purchase agreement with Iowa Natural Heritage Foundation. (Board)
- R2. Adjournment

**WOODBURY COUNTY, IOWA
BOARD ADMINISTRATION
MEMORANDUM**

TO: Board of Supervisors
FROM: Karen James, Administrative Assistant
DATE: December 4, 2017
RE: Farm Receipt

Attached to this memo is a copy of the check received from Whiskey Creek Partnership for:

Land Contract	\$36,844.69
---------------	-------------

Thank you.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

11824

WHISKEY CREEK PARTNERSHIP
1739 Charles Ave
Lawton, IA 51030
(712) 943-5304

Washington County Bank
Farm Credit Services of America
5015 South 118th Street, NE 68137
76-1408/1049

12/01/2017

PAY TO THE ORDER OF Woodbury County Treasurer

\$ **36,844.69

Thirty-Six Thousand Eight Hundred Forty-Four and 69/100***** DOLLARS

Woodbury County Treasurer
620 Douglas St.
Sioux City, IA 51101



MEMO

2017 Fall Rent. 203.5 acres

⑈011824⑈ ⑆104914089⑆79260000166624⑈

Details on Back



Intuit® CheckLock™ Secure Check

MP

THIRD JUDICIAL DISTRICT



DEPARTMENT OF CORRECTIONAL SERVICES

TO: CHAIRPERSON, BOARD OF SUPERVISORS

DATE: November 29, 2017

FROM: Steven Scholl, DIRECTOR *311*

RE: ANNUAL REPORT FY17

As prescribed by the Code of Iowa, enclosed herein please find the Third Judicial District's Annual Report for FY17. If you have any questions or concerns, please feel free to contact me.

cc: Sally Kraemer, Deputy Director, Western Region, IA DOC
Citizen Advisory Representative, Board of Directors
Judicial Representative, Board of Directors
State of Iowa Auditor
State of Iowa Library
District Office Units/Staff

** The annual report is in the board office
for your review **

Probation/Parole Services
515 Water Street
Sioux City, Iowa 51103
(712) 252-0590
FAX: (712) 252-0634

Residential Facilities
515 Water Street
Sioux City, Iowa 51103
North RTF: (712) 252-4226
South RTF: (712) 224-5515
FAX: (712) 252-0634

Probation/Parole Services
720 Western Avenue
Sheldon, Iowa 51201
(712) 324-5384
FAX: (712) 324-5366

ADMINISTRATION
 FIELD SERVICES

NORTH RESIDENTIAL FACILITY
 SOUTH RESIDENTIAL FACILITY

FIELD SERVICES