



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(MARCH 27, 2018) (WEEK 13 OF 2018)

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 March 27, 2018 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

3:30 p.m. Closed Session {Iowa Code Section 21.5(j)}
First Floor Boardroom

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

- 1. Citizen Concerns Information
2. Approval of the agenda Action

Consent Agenda

Items 3 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.

- 3. Approval of the minutes of the March 20, 2018 meeting
4. Approval of claims
5. County Auditor – Patrick Gill
Approval for liquor license for the Anthon Golf Course
6. Community Economic Development – David Gleiser
Approval of IEDA contract amendment

7. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transaction
8. County Attorney – PJ Jennings & County Sheriff – Dave Drew
Approval to participate with the City of Sioux City in the submission of the Edward J. Byrne Memorial Justice Grant (JAG) and Residential Substance Abuse Treatment (RSAT) Program application to the Governor’s Office of Drug Control Policy

End Consent Agenda

- 4:35 p.m.** (Set time)
9. Board Administration/Public Bidder – Heather Satterwhite
Public hearing and sale of property parcel #894814382014 (aka 2411 Boies Street) Action
 10. Secondary Roads – Mark Nahra
 - a. Consider approval of contract for project number M-W73—73-97 Action
 - b. Receive and consider bids for annual corrugated metal pipe purchase for 2018, project CP-2018 Action
 11. Board of Supervisors – Jeremy Taylor
 - a. Approval of proposal for drafting of an MOU regarding fallen heroes and their families to remain on county health insurance Action
 - b. Approval of proposal for operational parameters for One-County Entity Subject to DHS approval; Approval of Memorandum of Personnel Transaction Action
 - c. Approval of proposal for funding of the Ag Expo Center with an upfront cost and a cost-sharing agreement on interest between Woodbury County and the City of Sioux City Action
 - d. Authorization to spend \$780.00 out of gaming revenue for a full-page Advertisement in the KSCJ Magazine Action
 12. Reports on Committee Meetings Information
 13. Citizen Concerns Information
 14. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- TUESDAY, MARCH 27** **1:00 p.m.** Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
- 6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- THURS., MARCH 29** **12:00 p.m.** SIMPCO Board of Directors Meeting, 1122 Pierce St.
- MONDAY, APRIL 2** **6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- TUESDAY, APRIL 3** **4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., APRIL 4** **12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F
- THURSDAY, APRIL 5** **4:30 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- FRIDAY, APRIL 6** **9:00 a.m.** Hungry Canyons Alliance Meeting, Atlantic, Iowa
- WED., APRIL 11** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 10:00 a.m.** STARComm Board Meeting, Security Institute – WIT Campus
- 6:30 p.m.** Woodbury County Landfill Meeting, Climbing Hill
- WED., APRIL 18** **10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
- 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THURSDAY, APRIL 19** **10:30 a.m.** Department Head Meeting, LEC Conference Room
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- TUESDAY, APRIL 24** **6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- WED., APRIL 25** **1:00 p.m.** LEPC Commission Meeting, Sioux City Fire Rescue Station #4, 3109 Dearborn

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.

MARCH 20, 2018, TWELFTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, March 20, 2018 at 4:00 p.m. Board members present were Ung, De Witt, Taylor, and Pottebaum; Radig was absent. Staff members present were Dennis Butler, Budget/Tax Analyst, Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Joshua Widman, Assistant County Attorney, and Patrick Gill, Auditor/Clerk to the Board.

Motion by De Witt second by Pottebaum to go into closed session per Iowa Code Section 21.5(j). Carried 4-0 on roll-call vote.

Motion by Taylor second by De Witt to go out of closed session per Iowa Code Section 21.5(j). Carried 4-0 on roll-call vote.

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 a concern about leaving the Sioux Rivers Mental Health Region.
- 2. Motion by Taylor second by De Witt to approve the agenda for March 20, 2018. Carried 4-0. Copy filed.

Motion by De Witt second by Taylor to approve the following items by consent:

- 3. To approve minutes of the March 13, 2018 meeting. Copy filed.
- 4. To approve the claims totaling \$811,917.42. Copy filed.
- 5. To approve the application for a 8-month, Class C Liquor License (LC)(Commercial), with Outdoor Service and Sunday sales privileges, for the Foot Wedge Lounge, Sloan, IA, effective 04/07/18 through 11/7/18. Copy filed.
- 6a. To receive for signatures a Resolution thanking and commending Judy Herbst for her service to Woodbury County.

**WOODBURY COUNTY, IOWA
 RESOLUTION 12,705
 A RESOLUTION THANKING AND COMMENDING
 JUDY HERBST
 FOR HER SERVICE TO WOODBURY COUNTY**

WHEREAS, Judy Herbst has capably served Woodbury County as an employee of the Woodbury County Treasurer’s Office for 43 years from December 1, 1975 to March 23, 2018; and

WHEREAS, the service given by Judy Herbst 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 Judy Herbst 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, Judy Herbst.

BE IT SO RESOLVED this 20th day of March, 2018.
 WOODBURY COUNTY BOARD OF SUPERVISORS
 Copy filed.

- 6b. To receive for signatures a Resolution thanking and commending Sharon Schroeder for her service to Woodbury County.

RESOLUTION #12,706
A RESOLUTION THANKING AND COMMENDING
SHARON SCHROEDER
FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Sharon Schroeder has capably served Woodbury County as an employee of the Siouxland District Health Department for 19 years from January 11, 1999 to April 6, 2018; and

WHEREAS, the service given by Sharon Schroeder 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 Sharon Schroeder 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, Sharon Schroeder.

BE IT SO RESOLVED this 20th day of March, 2018.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 7. To receive the Commission of Veteran Affairs quarterly report ending December 31, 2017. Copy filed.
- 8a. To approve the separation of Wesley Rueter, Sheriff Reserve Officer, County Sheriff Dept., effective 03-09-18. Resignation.; the separation of Nancy Zamora Coutino, Civilian Jailer, County Sheriff Dept., effective 03-09-18. Resignation.; the separation of Judy Herbst, Cashier Clerk III, County Treasurer Dept., effective 03-23-18. Retirement.; the reclassification of Frederick Beckman, Sheriff Deputy, County Sheriff Dept., effective 04-11-18, \$26.82/hour, 16%=\$3.75/hr. Per CWA Deputy Sheriff Contract agreement, from Class 2 to Class 1.; the reclassification of Sage Lewis, Sheriff Deputy, County Sheriff Dept., effective 04-11-18, \$26.82/hour, 16%=\$3.75/hr. Per CWA Deputy Sheriff Contract agreement, from Class 2 to Class 1.; the reclassification of Eric Smith, Sheriff Deputy, County Sheriff Dept., effective 04-11-18, \$26.82/hour, 16%=\$3.75/hr. Per CWA Deputy Sheriff Contract agreement, from Class 2 to Class 1.; and the reclassification of Nathan Sands, Sheriff Deputy, County Sheriff Dept., effective 04-14-18, \$31.40/hour, 10%=\$2.84/hr. Per CWA Deputy Sheriff Contract agreement, from Senior Class to Master Class. Copy filed.
- 8b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Civilian Jailer, County Sheriff Dept., CWA: \$18.72/hour; and Cashier-Clerk III, County Treasurer Dept., AFSCME Courthouse: \$19.41/hour. Copy filed.
- 8c. To approve to rescind the Substance Abuse and Drug-Free Workplace Policy adopted by the Board of Supervisors 4/9/1996. Copy filed.
- 8d. To approve employee D.H. to use additional extended family sick leave. Copy filed.
- 9a. To accept the \$1,000 scholarship from the MidAmerican Energy Local Partners program. Copy filed.
- 9b. To accept the \$500 scholarship from PDI. Copy filed.
- 9c. To accept the \$1,000 grant from the MidAmerican Energy Local Partners program. Copy filed.
- 10a. To approve the underground utility permit for the Buchanan Baptist Church. Copy filed.
- 10b. To approve the underground utility permit for the City of Cushing. Copy filed.

Carried 4-0.

11. Motion by Taylor second by Pottebaum to approve Taylor Painting & Restoration repairs for \$16,860.00 in the rotunda area and the Recorder's center ceiling area. Carried 4-0. Copy filed.
- 12a. Motion by Ung second by Taylor to approve the plans for project #FM-CO97(132)—55-97. Carried 4-0. Copy filed.
- 12b. Motion by Taylor second by Ung to approve the contract for project #L-B(V84-2)—73-97 with Dixon Construction for \$175,677.40. Carried 4-0. Copy filed.
- 12c. Motion by Taylor second by Ung to approve the contract for PCC Crushing 2018 with CAP Recycling for \$121,175.00. Carried 4-0. Copy filed.
- 12d. Information was presented by the County Engineer on the remaining projects in \$1.3 million special project levy. Copy filed.
13. Update by Jeremy Taylor on Historical Committee -- school presentation contest, centennial day's events, and website. Copy filed.
14. Motion by Taylor second by De Witt to approve authority to stand alone for one fiscal year due to separation from Sioux Rivers Mental Health Region and acceptance into Rolling Hills Region beginning FY 2019-20. Carried 3-1; Pottebaum opposed. Copy filed.
15. Board members gave reports on their committee meetings.
16. There were no citizen concerns.
17. Board concerns.

The Board adjourned the regular meeting until March 27, 2018.

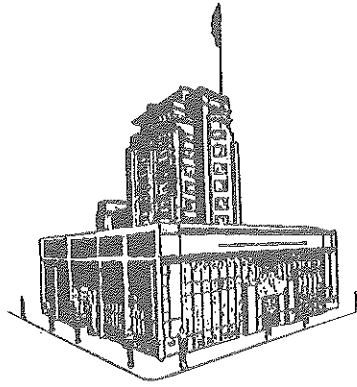
Meeting sign in sheet. Copy filed.

**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



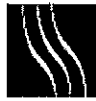
To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: March 20, 2018

Subject: Liquor License Application for the Anthon Golf Course, Anthon, Iowa.

Please approve and receive for signature, an application for a 12-month, Class C Liquor License (LC) (Commercial), with Outdoor Service and Sunday sales privileges, for the Anthon Golf Course, Anthon, Iowa. The license would be effective 04/01/18 through 03/31/19.



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Applicant License **LC0037482, Anthon Golf Course, Anthon**

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
 The navigation links on the top may also be used to move around the application.

LENGTH OF LICENSE REQUESTED:
 (Choose one of the following):

12 month
 8 month
 6 month
 14 day
 5 day

License Status: Submitted to Local Authority

Original issue date of license: MM/DD/YYYY

Issue date of current license: MM/DD/YYYY

License effective date: MM/DD/YYYY

License expiration date: MM/DD/YYYY

Number of days notice:

70 day notice:

Cancel date: MM/DD/YYYY

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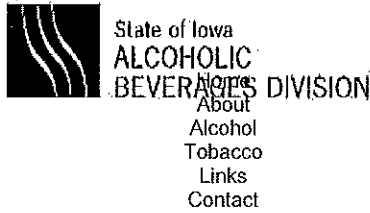


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Privileges LC0037482, Anthon Golf Course, Anthon

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
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Select one or more of the privileges you wish to have for your Class C Liquor License (LC) (Commercial). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:	
<input type="checkbox"/>	Brew Pub
<input type="checkbox"/>	Catering Privilege
<input type="checkbox"/>	Class B Native Wine Permit
<input type="checkbox"/>	Class B Wine Permit (Carryout Wine - Includes Native Wine)
<input type="checkbox"/>	Living Quarters
<input checked="" type="checkbox"/>	Outdoor Service
<input checked="" type="checkbox"/>	Sunday Sales

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Applicant LC0037482, Anthon Golf Course, Anthon

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Corporation Name/Sole Proprietor Name/Partnership Name(s): (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A):

Address of Premise:

Address Line 2:

City:

County:

Zip:

Business Phone: Cell / Home Phone:

Same Address

Mailing Address:

Mailing Address Line 2:

City: State:

Zip:

Contact Name:

Phone: Email Address:

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Status of Business LC0037482, Anthon Golf Course, Anthon



After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
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Indicate how the business will be operated (Choose one of the following):

<input type="radio"/> Sole Proprietorship	<input type="radio"/> Publicly Traded Corporation
<input type="radio"/> General Partnership	<input type="radio"/> Limited Liability Company
<input type="radio"/> Limited Partnership	<input type="radio"/> Municipality
<input checked="" type="radio"/> Privately-Held Corporation	<input type="radio"/> Non-Profit Association

Corporate ID Number: Federal Employer ID#:

Federal Employer ID Applied For:

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Ownership LC0037482, Anthon Golf Course, Anthon

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

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Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
Anthony Collins	403 S. 1st Avenue, Anthon, IA, 51004	0.00 %	View
keith schrunk	3846 245th Street, Anthon, IA, 51004	0.00 %	View
nancy oconnell	2290 obrien ave, anthon, IA, 51004	0.00 %	View

1

First Name: <input type="text"/>		Last Name: <input type="text"/>	
Address: <input type="text"/>			
Address Line 2: <input type="text"/>			
City: <input type="text"/>	State: <input type="text" value="Please Select"/>		
Zip: <input type="text"/>			
Position: <input type="text"/>	SS#: <input type="text"/>	U.S. Citizen: <input type="text" value="Please Select"/>	
Date of Birth: <input type="text" value="MM/DD/YYYY"/>	% of Ownership: <input type="text"/>		
<input type="button" value="Add"/>			

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

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Criminal History **LC0037482, Anthon Golf Course, Anthon**

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<input type="text" value="No"/>	Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
<input type="text" value="No"/>	Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
<input type="text" value="None"/>	If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

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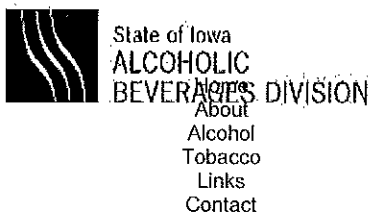


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Premises Information LC0037482, Anthon Golf Course, Anthon

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
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Has the premises configuration changed since last year?

Control of premises:

- Own
- Lease
- Other explain:

Premises type:
Local Authority:

License City: City Population: 565
License County: County Population: 102172

Dram Shop:

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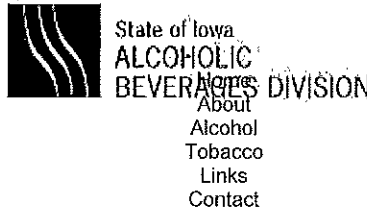


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General Premises Information LC0037482, Anthon Golf Course, Anthon

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of Bathrooms:

of Floors:

Equipped with tables and seats to accommodate a minimum of 25?

Are other liquor, wine or beer businesses accessible from the interior of your premises?

Does your premises conform to all local and state health, fire and building laws and regulation?

Is the capacity of your establishment over 200?

Do you charge a cover charge?
If yes, how often?

Infusing [click here for more information](#)

I will be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage.
I will mix, store, and dispense mixed drinks, cocktails or infusions which are not for immediate consumption in compliance with the requirements and restrictions provided in Iowa Code § 123.49(2)"d"(2) and 185 Iowa Administrative Code § 4.5.
I understand that a failure to comply with applicable laws and rules will result in a fine, license suspension, and/or license revocation.
 Agree Disagree
 I will NOT be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage.

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Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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- > Status Of Business
- > Ownership
- > Criminal History
- > Premises
- > General Premises
- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

Applicant Signature **LC0037482, Anthon Golf Course, Anthon**

Complete the information below and click Finish to complete the application
 Note that the license fees will only be withdrawn from accounts after the ABD approves the license.

This application must be completed by a person listed in the Ownership Section.

I hereby declare that all information contained in the Application is true and correct. I understand that misrepresentation of material facts in the Application is a crime and grounds for denial of the license or permit under Iowa law. I further understand that, as a condition of receiving a license, the licensed premises is subject to inspection during business hours by appropriate local, state and federal officials.

NOTE: The Applicant's Name must match one of the owner's names from the Ownership screen.

Owner's Signature: Date:
MM/DD/YYYY

Tentative effective date: MM/DD/YYYY

Licensees are required to submit a bi-annual report of shipment to Iowa consumers due January 10th and July 10th for the previous six months of shipment. This report can be found on the "Action List" under "Complete a Tax Report".

Amount to be transferred from your \$ 936.00 account:

Please notify your Financial Institution to allow ACH debits by our agency's ACH ID number, 142-6004553.

Funds will be pulled from your account 2 days after ABD approves the license. You are ready to submit the application for your license to sell alcoholic beverages in the State of Iowa. By providing the bank information requested and clicking on "finish" you are indicating that you are an owner or authorized user of the bank account listed and that you hereby authorize ABD to debit the account in the amount indicated above.

NAME	0123
ADDRESS	01-23456789
CITY, STATE, ZIP	
DATE	
PAY TO THE ORDER OF	\$ <input type="text"/>
	(COLLAGE)
BANK NAME	
ADDRESS	
CITY, STATE, ZIP	
FDIC	
<input type="text" value="0123456789"/> <input type="text" value="01234567890123"/> <input type="text" value="0123"/>	

Bank Routing Number
Bank Account Number
Check Number

Applicant's Bank Name:

Applicant's Bank Routing Number:

Repeat Bank Routing Number:

The routing number will ALWAYS be 9 digits long. If you are unsure of your routing or account number, call your bank.

Applicant's Account Number:

Repeat Account Number:

Credit cards are not accepted. Your bank information is transferred over a secure connection and is completely confidential.

BY CLICKING ON THE "FINISH" BUTTON, I AGREE TO THE TERMS AND CONDITIONS OF USING MY BANK ACCOUNT AS A PAYMENT METHOD, WHICH ARE LISTED BELOW, AND AUTHORIZE THE STATE OF IOWA TO DEBIT MY BANK ACCOUNT FOR THE LICENSING FEE LISTED ABOVE. ^

1. Bank Account Payments. By choosing to use a bank account as your payment v

Please print a copy of this page for your records before clicking the "FINISH" button.

Finish

If you are not taken to a confirmation screen after clicking on "Finish", please see the notes at the top of the applicant signature screen to find out why the application was not submitted.

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- > Dram Cert
- > Local Endorse
- > History

Dram Shop Liability Certificate of Insurance LC0037482, Anthon Golf Course, Anthon

Complete the information below and click SUBMIT to endorse this Renewal application.

POLICY INFORMATION	
Reason for re-submittal:	
This is to certify:	Scottsdale Insurance Company
Policy Number:	CPS3030366
Assured:	Anthon Golf Club Inc.
DBA:	Anthon Golf Course
Address:	2236 hwy 31 South
Address Line 2:	
City:	Anthon
State:	Iowa
Zip:	51004
Policy Effective Date:	04/01/2018 MM/DD/YYYY
To: <input checked="" type="radio"/>	Expiration Date: 04/01/2019 MM/DD/YYYY
Thru: <input type="radio"/>	

CHECK LIST	
<input checked="" type="checkbox"/>	Outdoor Service Endorsement
<input checked="" type="checkbox"/>	Policy Information Verified (if incorrect please contact the licensee)
Does this policy contain an annual aggregate limit provision?	Yes
If Yes, Annual aggregate limit is:	\$500,000 +

The above-mentioned policy of insurance (hereinafter policy) contains coverage to comply with the provisions of Iowa Code section 123.92 and all regulations of the Iowa Department of Commerce, Alcoholic Beverages Division.

The policy may be canceled by the Company of the Assured giving 30 days notice in writing to the Alcoholic Beverages Division at its office, Ankeny, Iowa. The 30 days notice will commence from the date notice is actually received by the division.

Whenever requested by the division, the company agrees to furnish to the division a duplicate original of the policy and all pertinent endorsements.

Signature: Date: 03/19/2018 MM/DD/YYYY

Submit

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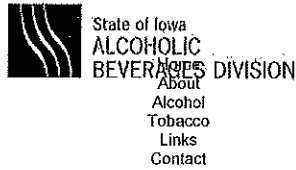
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- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

Local Authority Endorsement LC0037482, Anthon Golf Course, Anthon

Complete the information below and click SUBMIT to endorse the Renewal.

LICENSE INFORMATION	
Local Authority: <i>County of Woodbury</i>	
Daytime Phone for Local Authority: <input type="text" value="(712) 279-6702"/>	
<input type="radio"/> License Approved <input type="radio"/> License Denied <input type="radio"/> License Timely Filed	Reason For Denial: <input style="width: 100%;" type="text"/> Reason For Timely Filing: <input style="width: 100%;" type="text"/>
<input type="radio"/> Outdoor Service Area Approved <input type="radio"/> Outdoor Service Area Denied	
Effective Date: <input type="text" value="04/01/2018"/>	Expiration Date: <input type="text" value="03/31/2019"/>

CHECK LIST	
Fire inspection completed:	Yes <input type="radio"/> No <input type="radio"/>
Health inspection completed	Yes <input type="radio"/> No <input type="radio"/>
Was a DCI background check run	Yes <input type="radio"/> No <input type="radio"/>
Fee Amount: \$936.00 Local Authority Share: \$390.00	

E-MAIL	
Please provide the local authority email address below. Once the application has been reviewed and approved, a copy of the license will be emailed to this address.	
Local Authority E-mail Address	<input style="width: 100%;" type="text"/>

COMMENTS	
<input style="width: 95%; height: 45px;" type="text"/>	

Signature: <input style="width: 90%;" type="text"/>	Date: <input style="width: 90%;" type="text"/>	MM/DD/YYYY
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WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#6

Date: 3/22/18 Weekly Agenda Date: 3/27/18

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, CED Director

WORDING FOR AGENDA ITEM:

IEDA Contract Amendment 15-DF/TC-019

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

The Board of Supervisors will take action on a request to amend a contract between Woodbury County, Iowa Economic Development Authority (IEDA) and Ag Processing Inc. (AGP)

BACKGROUND:

AGP, IEDA and the county entered into an economic development incentive agreement in Dec. 2014 for AGP's expansion project in Woodbury County. The contract was amended in Feb. 2016 as AGP announced additional investments. The current contract amendment is necessary to reflect the most accurate numbers of AGP's total capital investments and qualifying tax credits from IEDA.

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:

Approve contract amendment 15-DF/TC-019 and authorize the Chairman to sign the document.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve contract amendment 15-DF/TC019 and authorize the Chairman to sign the document.



March 6, 2018

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Woodbury County
Board of Supervisors
620 Douglas St., Room 104
Sioux City, IA 51101

Re: Ag Processing Inc a cooperative
Contract No. 15-DF/TC-019

Dear Madam or Sir:

Enclosed is the Contract Amendment, effective February 16, 2018. Please sign on Page 2 for the Community and forward the original Contract Amendment on to the IEDA at the following address:

Iowa Economic Development Authority
Attn: Mr. Benton Quade
200 East Grand Avenue
Des Moines, IA 50309

If you have any questions, please feel free to call the undersigned at (402) 498-2222. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Kyle Droscher", with a long horizontal line extending to the right.

Kyle Droscher
Vice President Finance

KD:sc

Encs.

cc: Mr. Benton Quade

CONTRACT AMENDMENT

RECIPIENT:	Ag Processing Inc. a cooperative
CONTRACT NUMBER:	15-DF/TC-019
AMENDMENT NUMBER:	Two
EFFECTIVE DATE:	February 16, 2018

THIS CONTRACT AMENDMENT is made by and between the **IOWA ECONOMIC DEVELOPMENT AUTHORITY** (hereafter "**IEDA**"), 200 East Grand Avenue, Des Moines, Iowa 50309, an agency of the State of Iowa, **Ag Processing Inc a cooperative** ("**Recipient**"), 12700 West Dodge Road, Omaha, NE 68154 and **Woodbury County** ("**Community**"), 620 Douglas Street, 6th Floor, Sioux City, IA 51101.

WHEREAS, the Recipient requested an amendment of the budget, job numbers and contract benefits, and

WHEREAS, the **IEDA BOARD** approved the request, effective as of the Effective Date stated above, and

NOW, THEREFORE, the Contract referenced above is amended as follows:

1. **REVISION OF EXHIBIT B-2 High Quality Jobs Program.** Exhibit B-1 Special Conditions to Contract #15-DF/TC-019 is amended as follows:

SECTION 2: TERMS AND CONDITIONS OF THE AWARD.

2.2 Minimum Investment Requirements. As a condition of receiving Tax Benefits, the Recipient shall meet the following minimum investment requirements:

- | | |
|---|---|
| (a) Capital Investment. | \$126,900,000 \$113,495,749 |
| (b) Qualifying Investment for Tax Credit Program. | \$126,900,000 \$113,495,749 |
| (c) Investment Qualifying for Tax Credits. | \$126,500,000 \$113,370,600 |

2. **REVISION OF DESCRIPTION OF THE PROJECT AND AWARD BUDGET (EXHIBIT C).** Exhibit C is hereby amended to reflect the revised budget and tax credit benefits. Details of the change are reflected in the attached Revised Exhibit C which is hereby incorporated by this reference and made part of this Contract Amendment

Except as otherwise revised above, the terms, provisions, and conditions of Contract Number **15-DF/TC-019** and related exhibits shall remain unchanged and are in full force and effect:

FOR RECIPIENT:



SIGNATURE

Scott Simmelink, Chief Financial Officer

PRINT/TYPE NAME, TITLE

March 6, 2018

Date



FOR IEDA:

Deborah V. Durham, Director

Date

FOR THE COMMUNITY:

SIGNATURE

PRINT/TYPE NAME, TITLE

Date

**DESCRIPTION OF THE PROJECT AND AWARD BUDGET
(EXHIBIT C)**

Revised 2/16/2018

Name of Recipient: Ag Processing Inc a cooperative

Name of Community: Woodbury County

Contract Number: 15-DF/TC-019

PROJECT DESCRIPTION

Ag Processing Inc a cooperative the project includes the construction of a thirty standard tank car per day vegetable oil refinery and expansion of its existing methyl ester plant on the existing 85 acre tract of land that is currently home to the company's soybean processing and methyl ester plants.

AWARD BUDGET

SOURCE OF FUNDS	AMOUNT	FORM	USE OF FUNDS	COST
IEDA Programs			*Land Acquisition	
HQJP Financial Assistance	\$88,000	Loan	*Site Preparation	\$3,500,000 \$1,836,694
HQJP Financial Assistance	\$88,000	Forgivable Loan	*Building Acquisition	
HQJP Tax Credit		¹ See Below	*Building Construction	\$19,500,000 \$24,515,309
			*Building Remodeling	\$306,967
Business	\$127,824,000 \$115,180,857		Lease Payments	
			*Mfg Machinery and Equipment	\$103,200,000 \$86,496,437
			Other Machinery and Equipment	
			Racking, Shelving, etc.	
			*Computer Hardware	\$300,000 \$215,193
			Computer Software	\$1,100,000 \$1,861,108
			*Furniture and Fixtures	\$400,000 \$125,149
			Working Capital	
			Research and Development	
			Job Training	
			*included as capital investment if awarded tax credit program	
Total	\$128,000,000 \$115,356,857		Total	\$128,000,000 \$115,356,857

¹\$1,090,000 estimated benefit value

OTHER FUNDING

SOURCE OF FUNDS	TOTAL AMOUNT	FORM/TERM	USED AS MATCH
TIF Rebate			
Tax Abatement	\$2,691,118		Yes
260E Job Training			
In-Kind Contributions			
RISE			
RED			

WOODBURY COUNTY
HUMAN RESOURCES DEPARTMENT

TO: Board of Supervisors and the Taxpayers of Woodbury County

FROM: Melissa Thomas, Human Resources Director

SUBJECT: Memorandum of Personnel Transactions

DATE: March 27, 2018

For the March 27, 2018 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

1. Emergency Services P/T Operations Officer, Resignation.
2. Secondary Roads Motor Grader Operator, End of Probation Salary Increase.
3. Building Services Maintenance Technician, from Grade 4/Step 3 to Grade 4/Step 4.

Thank you

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

Date: 3/20/18 Weekly Agenda Date: 3/27/18

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: County Attorney PJ Jennings & County Sheriff Dave Drew

WORDING FOR AGENDA ITEM:

Consideration and approval to participate with the City of Sioux City in the submission of the Edward J. Byrne Memorial Justice Grant (JAG) & Residential Substance Abuse Treatment (RSAT) Program application to the Governor's Office of Drug Control Policy

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

N/A

BACKGROUND:

The grant program has been in place for a number of years.

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:

To approve participation in the application process

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the application process of the Edward J. Byrne Memorial Justice Grant (JAG) & Residential Substance Abuse Treatment (RSAT) Program application to the Governor's Office of Drug Control Policy.

**Governor's Office of
Drug Control Policy**

**STATE FISCAL YEAR 2019
EDWARD J. BYRNE MEMORIAL
JUSTICE ASSISTANCE GRANT (JAG) &
RESIDENTIAL SUBSTANCE ABUSE
TREATMENT (RSAT)
PROGRAM APPLICATION
INFORMATION**

**CFDA 16.738 – Byrne-JAG
CFDA 16.593 - RSAT**

For application materials go to www.iowagrants.gov

For other resources go to <https://odcp.iowa.gov/applyJAG>

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APPLICATION SUBMISSION

Applications for funding must be received by the Governor’s Office of Drug Control Policy by **4:30 p.m. April 5, 2018**. Applications will be submitted through www.iowagrants.gov, which is an online grant management tool. *Note: registration with www.iowagrants.gov is required prior to submitting an application. Registration may take several days to complete.*

ODCP CONTACTS

If you have questions related to the Byrne-JAG/RSAT grant programs, please contact:

Dennis Wiggins
Phone (515) 725-0311
Email dennis.wiggins@iowa.gov

Governor’s Office of Drug Control Policy
Pape State Office Building
215 E. 7th Street, 5th Floor
Des Moines, Iowa 50319
<https://odcp.iowa.gov>

BYRNE-JUSTICE ASSISTANCE GRANT (JAG) RESIDENTIAL SUBSTANCE ABUSE TREATMENT (RSAT) APPLICATION STATE FISCAL YEAR 2019

GENERAL GRANT PROGRAM INFORMATION

The Governor's Office of Drug Control Policy (ODCP), under the Byrne-Justice Assistance Grant Program, provides financial assistance to support a broad range of activities to prevent and control crime and to improve the criminal justice system. The JAG program places an emphasis on violent crime, drug offenses, and serious offenders.

The Residential Substance Abuse Treatment (RSAT) program provides funding to units of government in developing and implementing residential substance abuse treatment programs in state and local correctional and detention facilities. RSAT programs provide individual and group treatment activities for offenders and must: Correctional Facility - last between 6 and 12 months or Jail – last at least 3 months; be provided in residential treatment facilities set apart from the general correctional population; focus on the substance abuse problems of the inmate; include drug/alcohol testing of participants including periodic and randomized testing; and develop the inmate's cognitive, behavioral, social, vocational, and other skills to solve substance abuse and related problems.

Funding for this solicitation is available through Iowa's Byrne-Justice Assistance Grant and Residential Substance Abuse Treatment allocations. Approximately \$1,800,000 will be committed through this competitive grant process for use in State Fiscal 2019. Of the JAG program funds, federal guidelines currently require a minimum of 55.1% to be passed through to local jurisdictions and a maximum of 44.9% to be passed to state agencies.

JAG applications within six federally-approved "Program Purpose Areas" and addressing at least one of the state-established "Priorities" will be considered for funding.

Byrne-JAG Program Purpose Areas

- A. Law Enforcement Programs
- B. Prosecution and Court Programs
- C. Prevention and Education Programs
- D. Corrections And Community Corrections Programs
- E. Drug Treatment Programs
- F. Planning Evaluation and Technology Improvement Programs

Iowa Byrne-JAG Priorities

The Iowa Drug Policy Advisory Council has identified the following results areas for which grant funding will be prioritized. Priority funding will be provided to projects which employ strategies that positively affect these broadly targeted areas.

- Strengthen Efforts to Make Iowans Healthy & Drug Free
- Safeguard Iowa Communities From Illegal Drugs
- Break the Cycle of Drug Use, Crime, Delinquency, and Incarceration

Refer to the Iowa Drug Control Strategy 2018 (pages 5-20) for additional detail. The strategy is available on the ODCP website <https://odcp.iowa.gov>.

Evidence-Based Programs/Practices

The Federal administrator for the Byrne Justice Assistance Grant Program (the Bureau of Justice Assistance) is moving toward an evidence-based programs/practices approach for Byrne JAG funded projects.

Potential grantees should be aware that changes in program guidance from the Bureau of Justice Assistance will be passed on to grantees of the Office of Drug Control Policy. These changes may result in additional planning and data collection activities for ODCP and our grantees.

The Office of Drug Control Policy places strong emphasis on the use of data and evidence in policy making and programming. Grantees should commit to documenting and describing, to the extent possible, a data/evidence focused response to particular crime and substance abuse problem(s) in their grant applications.

For more information about evidence-based programs, as outlined by the U.S. Department of Justice, go to www.crimesolutions.gov.

GRANT APPLICATION INSTRUCTIONS

ELIGIBLE APPLICANTS

Those eligible to receive grant funds from ODCP include state and local units of government, Indian tribes, faith based organizations and nonprofit entities. A local unit of government is defined as a city, county, town, township or other general purpose political subdivision of a state and includes Indian tribes that perform law enforcement functions as determined by the Secretary of the Interior. A city or county must be the legal applicant and recipient on behalf of city and county departments. Iowa faith based and nonprofit organizations are eligible to receive grant funding, but **application must be made through a state or local unit of government.**

APPLICATION DEADLINE

Applications for state fiscal year 2019 funding must be received by ODCP through Iowa's enterprise grant management system (www.iowagrants.gov) by **4:30 p.m. April 5, 2018.**

**Note: Registration with www.iowagrants.gov is required prior to submitting an application. Registration may take several business days to complete. Do not wait until the last minute to begin your application. Difficulty with registration will not be an appealable hardship.*

APPLICATION PROCESS

Applications will be accepted through www.iowagrants.gov which is an online grant management tool.

Instruction on the use of www.iowagrants.gov will be provided by the Office of Drug Control Policy. An online training is scheduled for February 22nd at 9:00 a.m. Training registration instructions are posted at <https://odcp.iowa.gov/applyJAG>. Additional technical assistance in using iowagrants.gov can be arranged by contacting Dennis Wiggins at 515-725-0311 or dennis.wiggins@iowa.gov.

Applications are public record. Do not include confidential information.

Each project requires a separate grant application.

“NEW” AND “CONTINUATION” GRANTEES

For the purpose of completing this application, *New Projects* will be those projects which have not received prior funding from ODCP, or did not receive grant funds during the current grant period, or are applying in their first year as an enhancement project. **Continuation projects* are those projects that are currently receiving grant funds from ODCP.

The Office of Drug Control Policy requires different information from new applicants and those applying for continuation funding. The emphasis for new applicants is on the need for and the quality of the proposed project, including projected community impact. For continuation applicants the emphasis is on demonstrating measurable results.

Two Byrne-JAG/RSAT funding opportunities are posted to www.iowagrants.gov:

- *New Applicants* are required to use the opportunity titled SFY 2019 Byrne-JAG/RSAT – New Applicants.
- *Continuation Applicants* are required to use the opportunity titled SFY 2019 Byrne-JAG/RSAT – Continuation Applicants.

**Continuation project applicants who have or anticipate significant changes to their project may be required to complete the application as a new applicant. If your continuation project anticipates significant changes, contact ODCP for guidance and authorization prior to application.*

FORTY-EIGHT MONTH FUNDING LIMITATION

ODCP imposes a 48 month eligibility limit on Byrne JAG-funded projects that are not multi-jurisdictional drug task forces. Drug task forces were exempted from the limit by the original Byrne grant program, and ODCP continues an exception for them under Byrne JAG.

25% CASH MATCH

The Office of Drug Control Policy requires applicants to provide a minimum cash match of 25% of the total project cost. Federal funds may be used to pay up to 75% of the cost of a project, and may not be used to supplant other funding sources that would otherwise be made available. The remaining non-federal share must be in cash. The matching funds must be in addition to funds that would otherwise be made available for project related activities.

Acceptable sources of cash match:

- A. Local and state appropriations.
- B. Funds contributed from private sources.
- C. Federal funds limited to the following sources:
 1. Housing and Community Development Act of 1974,
 2. Appalachian Regional Development Act, and
 3. Equitable Sharing Program (Federal Asset Forfeiture Program).
- D. Existing resources that were used in areas other than criminal justice activities.
- E. Salaries of existing personnel who are transferred to grant activities if the original positions are filled with new personnel.
- F. Asset forfeiture funds (as allowed by state and federal guidelines).
- G. Program Income and Related Interest – including program fees and conference registrations.

The application must contain a commitment for matching funds and the source of the matching funds must be identified. All projects awarded grant funds must maintain records showing the source, amount and timing of all cash match. The cash match must be put into the project during the grant project period.

NON-SUPPLANTING

The applicant assures that federal funds made available under this formula grant will not be used to supplant any other funding source, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for project activities.

ALLOWABLE/UNALLOWABLE EXPENSES

Allowable expenses are listed below along with a list of unallowable expenses. Although not a complete listing, the following is provided as a guide:

Allowable Expenses

Personnel costs
Equipment
Operating expenses
Building rental
Personnel training (may require prior approval by the Governor's Office of Drug Control Policy)
Overtime pay
Supplies
Travel (out of state travel requires prior approval by the Governor's Office of Drug Control Policy)
Professional services (requires prior approval by the Governor's Office of Drug Control Policy)

Unallowable Expenses Include:

Land acquisition
Bonuses or commissions
Travel or compensation for federal employees
Military type equipment
Lobbying
Fundraising

Due to federal restrictions and/or limited amounts of funding, as a general rule, ODCP does not fund DARE personnel, canines, weapons, tasers, basic law enforcement equipment, construction, vehicles, or provide continuation or stopgap funding for projects initiated with other grant funding.

GRANT PERIOD

Grants will be awarded by the Office of Drug Control Policy for a one (1) year period beginning July 1, 2018 through June 30, 2019. Grant projects are funded on a reimbursement basis. All projects awarded grant funds must complete and submit monthly expenditure report forms requesting federal reimbursement, and quarterly progress report forms. Financial and progress reporting will be submitted through the electronic grant management system. Grantees may be required to use an electronic transfer of funds process for reimbursement.

The Governor's Office of Drug Control Policy may, in certain cases, exercise discretion to provide grant

funding in future years to awards under this solicitation, through supplemental awards. In making decisions regarding supplemental awards, ODCP will consider several factors, including, but not limited to: the availability of funding, ODCP strategic priorities, evolving needs, and ODCP assessment of both the management of the grant (for example, timeliness and quality of progress reports), and the progress of the work funded under the award.

GRANT REVIEW

As part of ODCP's staff review of grant applications, input will be sought from peer advisors. All eligible applications will be evaluated using the criteria included in the application kit.

Following is a list of that criteria:

Budget:

Appropriateness of budgeted expenditures and justification.

Summary of the Project:

Clear descriptive summary of the project.

Problem Statement/Need Assessment:

Demonstrated need for the project in the area to be served.

Goals and Objectives:

The extent to which *measurable* goals and objectives are consistent with federal and state goals, and are clearly stated.

Project Administration:

Implementation, administration and key personnel involved in the proposed project.

Statement of Coordination:

Demonstration of coordination of activities with other agencies.

Project Evaluation:

The extent to which the applicant is able to track and maintain program performance data/information to measure its success and demonstrate its impact on Iowans.

Reviewer Assessment and Recommendations:

Overall impressions and recommendations of peer advisors.

SCORING

The scoring for this application is as follows:

	<u>New Projects</u>	<u>Continuing Projects</u>
Budget:	15	5
Summary:	5	20
Problem/Need:	15	N/A
Goals & Objectives:	15	5
Project Administration:	10	N/A

Coordination:	15	N/A
Evaluation/Performance:	10	55
Reviewer Assessment:	<u>15</u>	<u>15</u>
Total Score:	100	100

THE GRANT AWARD PROCESS

The following criteria shall be considered by the Governor’s Office of Drug Control Policy (ODCP) in awarding federal JAG funds to applicants in Iowa:

- Availability of federal funds.
- Eligibility of applicant, based on U.S. Department of Justice guidelines.
- Priorities established by the Iowa Drug Policy Advisory Council, and outlined in Iowa’s 2018 Drug Control Strategy <https://odcp.iowa.gov/strategy>.
- Prior measurable performance/effectiveness of programs, including those previously receiving federal funding through the Office of Drug Control Policy. Prior performance includes, but is not limited to, program and financial management, program impact (ability to meet or exceed previously approved goals and objectives), and quality/timeliness of reporting.

ODCP reserves the right to accept minor deviations from application requirements, if such deviations are considered to be non-substantive.

APPEALS

Grant awards will be made on or about June 1, 2018. Preliminary notices will be sent to those individuals identified as project directors in the applications. Any applicant whose proposal has been filed according to instructions contained herein, and who is aggrieved by the awards made, may request an appeal based on a showing that the instructions governing the grant selection process have not been properly applied.

Appeals must be filed with the Director, Governor’s Office of Drug Control Policy, Pape State Office Building, 215 E. 7th Street, 5th Floor, Des Moines, Iowa, 50319, within ten working days of the date of the notification of preliminary awards. Appeals must be in writing and clearly state how ODCP erred in following the instructions in the grant application kit. ODCP will refrain from awarding funds until the Director has resolved all appeals. The review will be conducted as expeditiously as possible so that all funds can be distributed in a timely manner. This procedure concludes the review process at the administrative level for purposes of Iowa Code Chapter 17A (1991).

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894814382014

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

Lots 7 & 8 in Block 14, Edgewater 2nd Addition to Sioux City and Woodbury County, Iowa (2411 Boies 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 **27th Day of March, 2018 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 **27th Day of March, 2018**, 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 \$218.00** 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 13th Day of March, 2018.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Rocky De Witt, Chairman

REQUEST FOR MINIMUM BID

Name: Matthew Lapreng Date: 8/1/17
Address: 2415 Boies St. Phone: 712-389-4781

Address or approximate address/location of property interested in:

2411 Boies Street

GIS PIN # 8948 1438 2014

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

Legal Description:

Lots 7 & 8 in Block 14
Edgewater 2nd Addition to Sioux City
Woodbury County Iowa

Tax Sale #/Date: #942 - 6/18/12 Parcel # 153480

Tax Deeded to Woodbury County on: 3/2/18

Current Assessed Value: Land \$7,600 Building 0 Total \$7,600

Approximate Delinquent Real Estate Taxes: \$1,643

Approximate Delinquent Special Assessment Taxes: \$15,969

*Cost of Services: \$128

Inspection to: Matthew Ung Date: 8/13/17

Minimum Bid Set by Supervisor: \$90 plus \$128 for cost of services Total: 218

Date and Time Set for Auction: Tuesday, March 27th @ 4:35

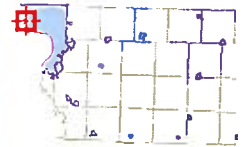
* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

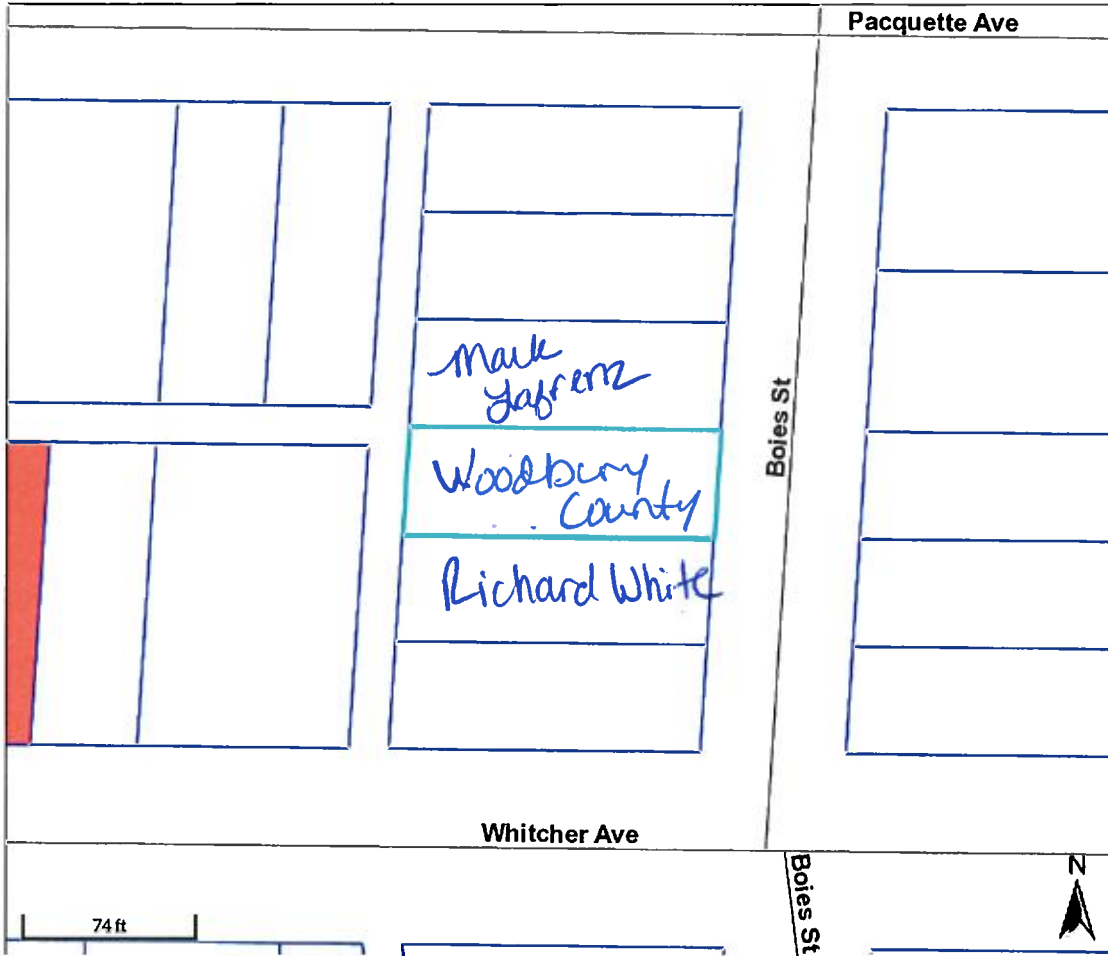
Parcel ID	894814382014	Alternate ID	153480	Owner Address	WHITE RICHARD A SR WHITE TERESA L
Sec/Twp/Rng	n/a	Class	R		2210 BECK ST
Property Address	2411 BOIES ST	Acreage	n/a		SIOUX CITY IA 51109
	SIOUX CITY				
District	087				
Brief Tax Description	EDGEWATER 2ND LOTS 7 & 8 BLK 14				
	(Note: Not to be used on legal documents)				

Date created: 8/3/2017
 Last Data Uploaded: 8/1/2017 10:43:51 PM

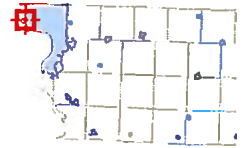
Developed by
 The Schneider Corporation



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	894814382014	Alternate ID	153480	Owner Address	WHITE RICHARD A SR WHITE TERESAL
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Property Address	2411 BOIES ST	Acreage	n/a		SIOUX CITY IA 51109
	SIOUX CITY				
District	087				
Brief Tax Description	EDGEWATER 2ND LOTS 7 & 8 BLK 14				
	(Note: Not to be used on legal documents)				

Date created: 8/3/2017
 Last Data Uploaded: 8/1/2017 10:43:51 PM

 Developed by
 The Schneider Corporation

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

#10a

Date: 3/22/2018 Weekly Agenda Date: 3/27/2018

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

WORDING FOR AGENDA ITEM:

Consider approval of contract for project number M-W73--73-97

ACTION REQUIRED:

Approve Ordinance Approve Resolution Approve Motion

Public Hearing Other: Informational Attachments

EXECUTIVE SUMMARY:

Plans have been completed and bids were received on February 27, 2018 for the replacement of a concrete box culvert on county route D54 east of Oto.

BACKGROUND:

County staff checked all structures under D54 in advance of the programmed PCC Overlay planned for construction on County Route D54 in fiscal year 2018. A box culvert was found to have separated under the road. To get the culvert replaced in advance of the PCC overlay, a maintenance project is proposed to allow it to be built on time. The culvert is east of Mason Avenue on D54.

FINANCIAL IMPACT:

The projects are paid for with local funds.

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

Yes No

RECOMMENDATION:

I recommend that the Board approve the contract and bond for project number L-W73--73-97.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the contract and bond for project number L-W73--73-97 and direct the chair to sign them.



**WOODBURY COUNTY, IOWA
CONTRACT**

Kind of Work Culvert Replacement with CMP Culvert

Project No. M-(W73)--73-97 County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following members: Rocky DeWitt, Jeremy Taylor, Keith Radig, Marty Pottebaum and Matthew Ung, Contracting Authority, and Nelson & Rock Contracting Onawa, IA , Contractor. WITNESSETH: That the Contractor, for and in consideration of -----

Ninety-Seven Thousand Four Hundred Fifty-Five and 90/100 (\$97,455.90) payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Item No.	Item	Quantity	Unit Price	Amount
Project: M-W(73)--73-97		Group 1		
1.	Excavation Class 10 Roadway and Borrow	483 C.Y.	\$10.00	\$ 4,830.00
2.	Granular Surfacing, Road Crushed Concrete	175.5 Ton	43.00	7,546.50
3.	Removal of Existing Structure	1 L.S.	12,000.00	12,000.00
4.	Granular Backfill (Place Only)	658 C.Y.	7.00	4,606.00
5.	Excavation Class 20	1187.5 C.Y.	8.00	9,500.00
6.	Structural Concrete (Miscellaneous)	6.5 C.Y.	800.00	5,200.00
7.	Reinforcing Steel	332 LB	3.00	996.00
8.	Culvert, Corrugated Metal Pipe, 84" Dia.	91 L.F.	350.00	31,850.00
9.	Temporary Stream Diversion	1 Each	2,500.00	2,500.00
10.	Piles, Steel Sheet	198 S.F.	28.00	5,544.00
11.	Removal of Pavement	195.56 S.Y.	15.00	2,933.40
12.	Safety Closure	2 Each	100.00	200.00
13.	Traffic Control	1 L.S.	1,750.00	1,750.00
14.	Mobilization	1 L.S.	8,000.00	8,000.00

TOTAL BID \$97,455.90

Said specifications and plans are hereby made part of and the basis of this agreement and a true copy of said plans and specifications are now on file in the office of the County Engineer under the date of February 12, 2018

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. M-(W73)--73-97 in Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Approximate Starting Date	Specified Starting Date	Late Start Date	Number of Working Days
		May 7, 2018	25

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

_____ day of _____, 20____

Approved:
By _____
Contractor: Nelson & Rock Contracting

By _____
Contracting Authority: Woodbury County Board Chairperson

Date _____

Date _____

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

Date: 3/22/2018 Weekly Agenda Date: 3/27/2018

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

WORDING FOR AGENDA ITEM:

Receive and consider bids for annual corrugated metal pipe purchase for 2018, project CP-2018

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 road department annually takes bids for corrugated metal pipe culverts for use in road projects and driveways. Bids have been requested from pipe vendors for board consideration.

BACKGROUND:

The county road department stocks pipe for driveway construction and repairs as well as for use as cross road culverts. Several county project culverts are included in the annual bid as well to get better pricing as part of a large order.

FINANCIAL IMPACT:

The culverts are paid for with local funds.

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

Yes No

RECOMMENDATION:

- 1) I recommend that the Board receive bids for project number CP-2018 and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the quotes.

ACTION REQUIRED / PROPOSED MOTION:

- 1) Motion to receive bids for project number CP-2018 and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.

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

Date: March 20, 2018

Weekly Agenda Date: March 27, 2018

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM: Proposal for Drafting of an MOU Regarding Fallen Heroes and their Families to Remain on County Health Insurance

ACTION REQUIRED:

Approve Ordinance <input type="checkbox"/>	Approve Resolution <input type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Give Direction <input type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input checked="" type="checkbox"/>

EXECUTIVE SUMMARY: Law enforcement stands in the gap between our citizens in Woodbury County and emergencies, criminal activity, and natural disaster. They often put their life on the line. Sadly, some lose their lives as we have witnessed in Woodbury County during the last years, something we commemorate annually. Woodbury County can lead the way in taking care of families for those who continue to sacrifice without more of an impact to their family than is necessary.

BACKGROUND: My brother-in-law is on the Austin PD and the concern of our family coupled with watching our law enforcement encounter likewise dangerous situations has brought home to me what families go through. Recently, a bill in the legislature did not see movement: it called for funding insurance premiums until a child is aged 26 after Officer Buenting was killed and his wife and family were left without the continuation of insurance. This could be mirrored after what happened in the Des Moines Police Department’s policy.

In consulting with our Assistant County Attorney Joshua Widman, nothing is prohibitive from us doing so. I have asked our Human Resources Director Melissa Thomas to likewise vet this and will ask for her response in dealing with insurance parameters. It appears that doing this in an MOU is most appropriate as it relates to insurance, a matter of bargaining. There is no intent on opening up any other language, but I believe the union in good faith—as it recently did in great cooperation with the training center—will come to the table to honor those they represent.

FINANCIAL IMPACT: Unknown and hopefully rarely utilized: two lives have been lost the last 34 years.

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

Yes No

RECOMMENDATION: Pass the proposed motion.

ACTION REQUIRED / PROPOSED MOTION: Give direction for the Human Resources Director and the county's bargaining attorney to draft language of an MOU and authorize a county representative supervisor (I'd volunteer) to work jointly with the HR Director and union to find acceptable language to bring back for final board approval.



Woodbury County HUMAN RESOURCES DEPARTMENT

Melissa Thomas
Director
melissathomas@woodburycountyiowa.gov

Lisa Anderson
Secretary
lisaanderson@woodburycountyiowa.gov

Tonia Abell
Senior Clerk
tabell@woodburycountyiowa.gov

Karla Fergen
Clerk II
kfergen@woodburycountyiowa.gov

3/22/2018

Dear Board of Supervisors,

In response to the request from Jeremy Taylor I have done research into the insurance parameters surrounding the desire for families of Fallen Heroes to remain on County Health Insurance. Due to the fact Woodbury County is self-funded, and after consideration of the acceptable language and an MOU created, we would be able to amend our plan Eligibility Requirements to accommodate the families and effectively administer the benefit.

Sincerely,

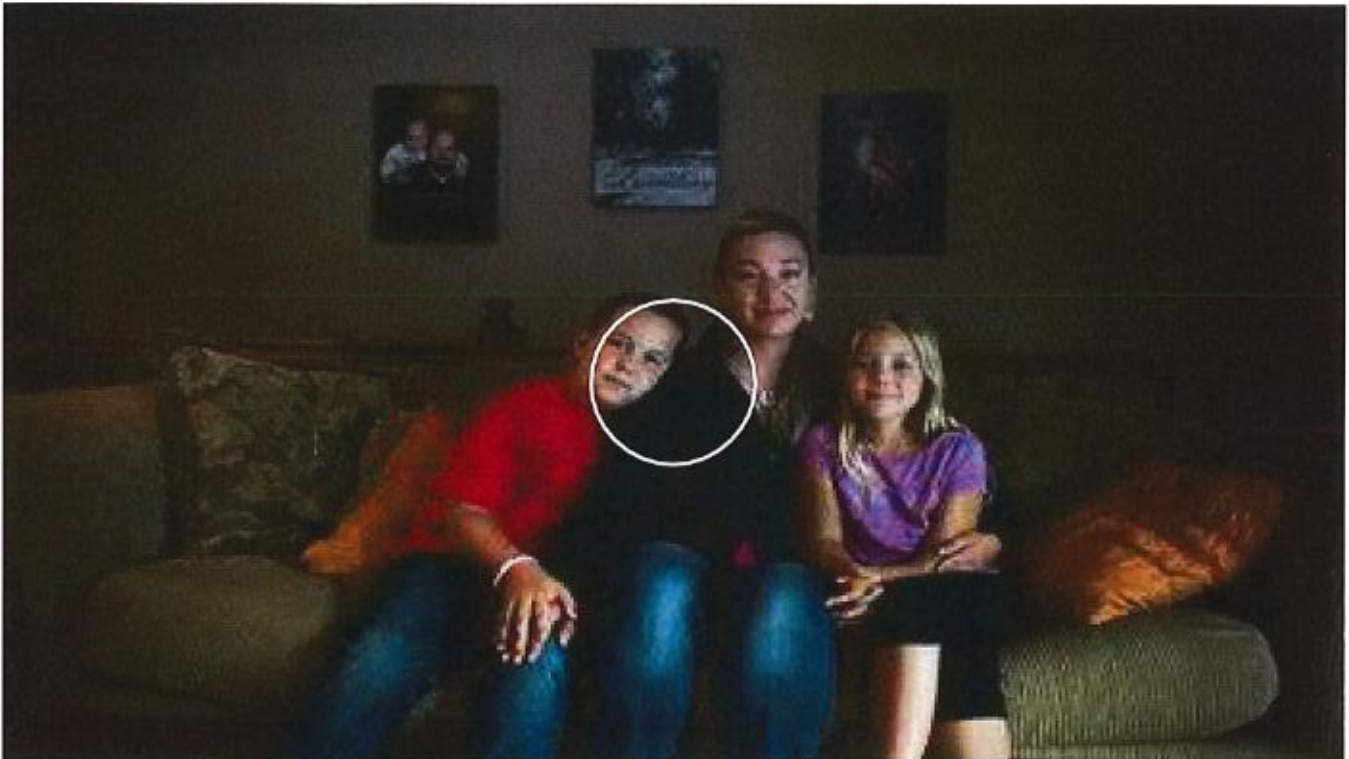
Melissa Thomas
Human Resources Director



Rockwell City provides insurance for slain officer's family

ASSOCIATED PRESS

12:15 pm CST December 9, 2017



It was 2:19 a.m. when Amanda Buenting got a knock on the door. After seeing her husband Jamie's partner on the Rockwell City Police Department, Amanda fell to her knees begging not to hear the news that was to follow.

ROCKWELL CITY, Ia. — The City Council in Rockwell City has voted to provide health insurance to the family of a police officer killed in the line of duty in 2013, fulfilling a pledge to ensure coverage for five years after the officer's death.



Jamie Buenting
REGISTER FILE PHOTO

The council voted Monday night to pay the insurance costs for Amanda Buenting and her son and daughter, according to the Fort Dodge Messenger. The move meets a promise made by officials to provide health insurance coverage for five years after the death of officer Jamie Buenting, who was killed in a September 2013 standoff.

"I would really like to thank the community of Rockwell City for standing behind its promise of five years of insurance even when they had to buy an individual policy," Amanda Buenting said. "It means a lot to me."



Mandy Buenting, widow of slain Rockwell City police officer Jamie Buenting, gets a hug from a friend after the guilty verdict was read in the homicide trial of Corey Trott, who shot and killed Buenting in 2013.

BRYON HOULGRAVE/THE REGISTER

The city had to buy the individual policy because its insurer, Blue Cross/Blue Shield, told officials the company wouldn't cover the family for more than three years.



Mayor Phil Heinlen couldn't immediately say how much the decision to pay the premiums would cost the city.

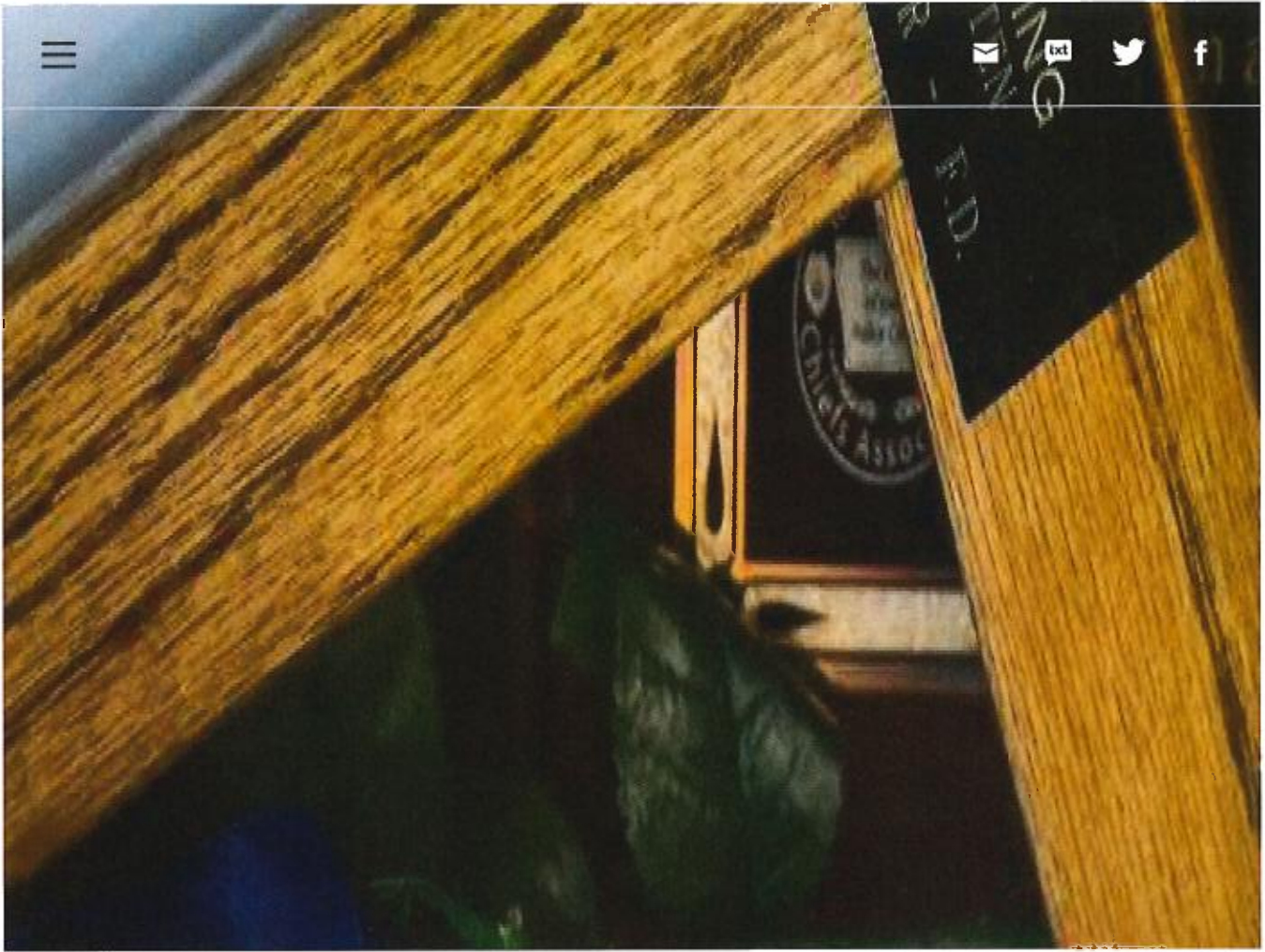
[SIGN UP](#)

Buenting is working with state Rep. Mike Sexton, of Rockwell City, to draft a bill for the 2018 legislative session that would ensure children of slain law enforcement officers can receive publicly funded health insurance until age 26.

Jaimie Buenting was killed when he and officers from several agencies attempted to take Corey Trott into custody. Trott who had barricaded himself in a house, shot Buenting when the officer broke a window and tried to knock down a sheet that was covering the opening.

Trott was convicted of first-degree murder and sentenced to life in prison.





The badge of Officer Jamie Buenting sits on display at the Buenting home in Rockwell City, IA on Tuesday, September 01, 2015. Buenting, a Rockwell City police officer was killed in the line of duty on September 13, 2013.

BRIAN POWERS/THE REGISTER

AD CONTENT

by Taboola

See Gold Rush Alaska Star Parker Schnabel's House

Miss Penny Stocks

(Photos) This Photo Has Not Been Edited, Look Closer

HistoryInOrbit.com

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

Date: March 20, 2018

Weekly Agenda Date: March 27, 2018

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM: Proposal for Operational Parameters for One-County Entity Subject to DHS Approval

ACTION REQUIRED:

Approve Ordinance <input type="checkbox"/>	Approve Resolution <input type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Give Direction <input type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input type="checkbox"/>

EXECUTIVE SUMMARY: Woodbury County has sought to stand alone during this interim year. While SSB 3204 may not move, we are confident that DHS will work for an acceptable solution to the continuous of providing high quality mental health services in our area. While plans are being prepared to ask for formal approval, the disposition for the Crisis Center, and so on, we must move forward on a series of steps to ensure high-quality mental health services. The parameters laid out are a series of recommendations.

BACKGROUND: Chairman Rocky DeWitt and Supervisor Jeremy Taylor met with Coordinator Patty Erickson-Puttman and Dennis Butler to initially discuss a proposed budget of \$3,313,000, the original target of what we would be potentially spending in Rolling Hills had we been accepted July 1, 2018. This spending target is very responsible as it gets us close to living within our means. (Note that despite a small but increasingly irrelevant misinformation campaign, this is more than what could be legally taxed for in Woodbury under SRR. The only way spending was above that level was the usage of one-time reserves. It relies less on reserves than what was done in previous years and gives a healthy financial picture for the future and acceptance into Rolling Hills with enough reserve to have parity with their reserve levels). We must address a leader for the interim, staffing levels, contracts, budget proposals, and liaisons. I propose the following:

- Rocky DeWitt and myself serve as liaisons to the department. We have been involved with Rolling Hills meetings and had an initially positive meeting with current coordinator Patty Erickson-Puttman to discuss staffing. I had a subsequent good meeting with staff about our recommendations to the Board as follows in the second item.
- Current staffing levels be made in accordance with a status quo level to include Nia Key (Jail Alternatives Coordinator) and Theresa Jochum who has been picked up by Sioux County but worked Woodbury County geographic area providing oversight and correct placements at a cost-savings, a recommendation by Patty. (Theresa would be authorized 7-1-2018 as a Woodbury County employee with the same vacation and benefits level as if she had stayed a Woodbury County employee. Employee stability during this transition is key.)

- That the current coordinator be appointed and offered the new position as department leader at a salary commensurate with responsibilities and recommended by HR subject to approval by the Board of Supervisors.
- That the current coordinator upon acceptance of such position be directed to work closely with Budget Analyst Dennis Butler on coding and any subsequent transition between HTE/Tyler systems and that the budget have final approval of the Board of Supervisors. **All funding would be subject to Board approval as took place prior to regionalization for this one-year period.**
- That alternative budget proposals be created regarding funding levels as relates to school-based services, other cost-savings recommendations, and the alternatives of the Crisis Center so that Woodbury County exercises options as it relates to areas that supervisors have taken a position on related to non-core/Core services.
- That provider contracts be met with, updated, and that providers have a clear understanding going forward of their funding position for FY 19 after the Board approves a budget.
- That subject to approval by RH member counties, staff work closely with Rolling Hills CEO and staff to provide information so as to begin preparation of an FY 20 budget including providing application for non-Core services by October 2018.

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: Pass the proposed motion.

ACTION REQUIRED / PROPOSED MOTION: Approve the attached memorandum of personnel transactions based on HR recommendations as related to a one-year department head position, a case management oversight position, and proposals related to the management of the one-year interim period.

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

Date: 3/22/2018 Weekly Agenda Date: 2018-03-27

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Melissa Thomas

WORDING FOR AGENDA ITEM:

Funding recommendation for the Woodbury County MHDS Department Leader

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:

We are recommending a salary of \$85,000 plus the 2.75% wage plan increase of \$2,337.50 for a total salary of \$87,337.50 as of 7-1-18.

BACKGROUND:

A comparison was done of the average salaries for the CEOs of the closest seven populated regions. This includes Southwest Iowa MHDS Region- South Central Region. In recognition of the additional leadership role and responsibilities this new position would create, I am recommending a salary of \$85,000.

FINANCIAL IMPACT:

\$5,655.90/year.

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

Yes No

RECOMMENDATION:

Pass the proposed motion.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve a salary of \$87,337.50 for the Woodbury County MHDS Leader as of 07/01/2018.

Region	Population	CEO Salary	Years of Experience	CEO Salary Range (if given)		
MHDS of the East Central Region	587,004	\$89,000	4		Michelle Dhondt	319-892-5671
Polk County Health Services	467,711	\$114,217	3 years	\$110,000 - \$196,700	Susie Osby	515-243-4545
County Social Services	462,447	\$100,000	20 years		Bob Lincoln	641-330-0455
Central Iowa Community Services	326,018	\$78,744 - FY2% increase	4 years	\$71,316 - \$89,145	Jodi Eaton	641-791-2609
Eastern Iowa MHDS Region	300,689	\$117,499	15	\$85,238 - \$115,315 (90% region 10% County)	Lori Elam	
Southwest Iowa MHDS Region	189,780	\$88,893	25		Suzanne Watson	
Southeast Iowa Link	163,588	\$85,478	12	\$65,478 salary plus \$20,000 Stipend for CEO	Rianne Wood	319-376-0042
Sioux Rivers MDHS	162,519	\$89,000	4		Shane Walters	712-737-2999
Heart of Iowa Region	105,609	\$95,511	11	FY 17-18 \$81,740-\$122,610 FY18-19 \$81,130-\$120,495	Darcy Alt	515-993-5869
Rolling Hills Community Services region	96,526	\$92,000	24		Dawn Mentzer	
County Rural Offices of Social Services	78,881	\$75,000	10	\$45,000 salary plus \$30,000 Stipend for CEO	Kathy Lerma	641-446-7178
South Central Behavioral Health Region	78,795	\$72,000	11	\$54,000 salary plus \$22,000 Stipend for CEO	Jennifer Vitko	641-683-4576
Northwest Iowa Care Connection	74,634	\$79,824	3		Kimberly Wilson	712-262-9438
Southern Hills Regional Mental Health	29,698	\$70,500	20		Lori Nosekabel	712-525-1337

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: March 27, 2018

*** PERSONNEL ACTION CODE:**

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

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Erickson-Puttman, Patty	Social Services	7-01-18	MHDS Department Leader	\$87,337.50/year	6.9%= \$5,655.90/yr	R	Salary Increase.
Jochum, Theresa	Social Services	7-01-18	Social Worker II	\$64,126.40/year		A	Appointment.

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: *Melissa Thomas*

WOODBURY COUNTY
HUMAN RESOURCES DEPARTMENT

TO: Board of Supervisors and the Taxpayers of Woodbury County

FROM: Melissa Thomas, Human Resources Director

SUBJECT: Memorandum of Personnel Transactions

DATE: March 27, 2018

For the March 27, 2018 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

1. Social Services MHDS Department Leader, Salary Increase.
2. Social Services Social Worker II, Appointment.

Thank you

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

Date: March 20, 2018

Weekly Agenda Date: March 27, 2018

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM: Proposal for Funding of the Ag Expo Center with an Upfront Cost and a Cost-Sharing Agreement on Interest Between Woodbury County and the City of Sioux City

ACTION REQUIRED:

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

EXECUTIVE SUMMARY: City Budget Director Donna Forker in working with County Budget Analyst Dennis Butler has been putting together the financials for the Ag Expo Center and the Reinvestment District, of which the county is a key participant according to IEDA.

BACKGROUND: (See attached backup materials as passed by the Board). Woodbury County agreed to participate at \$150,000 annually for 10 years. In discussing financing, the City believes it preferable in putting together a funding package to have \$1.5 million initially. The County has protected itself from operational losses and management risk. Borrowing this money with such a low debt service is certainly within good stewardship as the money contributed stands to leverage significant investment, \$13.9 million on a \$72 million district acting as a transformational initiative for the capture of sales tax, e.g. a sales-tax TIF.

The attached schedules give a 4% and a 3% interest schedule (most recent).

FINANCIAL IMPACT: \$123,750 over a period of 10 years or approximately \$12,375 annually from Local Option Sales Tax, Gaming Revenue, or other non property tax sources to be reimbursed by the funding mechanism originally designated by the Woodbury BOS.

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

Yes No

RECOMMENDATION: Pass the proposed motion.

ACTION REQUIRED / PROPOSED MOTION: Approve the offer to the City of Sioux City to fully fund \$1.5 million with a proposal to 50/50 split the subsequent interest in order to move forward on the project.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQ

#8a

Date: 6/22/2016

Weekly Agenda Date: 6/28/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Taylor

WORDING FOR AGENDA ITEM:

Funding Commitment for the Ag Expo Center

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This would signal the intention of the Woodbury County Board of Supervisors to participate in the funding of the Ag Expo Center should certain requirements be met.

BACKGROUND:

Over the last several weeks, there has been a unique and positive synergy with all stakeholders involved--the City of Sioux City, Woodbury County, The Siouxland Chamber, Western Iowa Tech, and the Ag Expo Board--to leverage a possible \$13.9 million from the State of Iowa in a \$70-72 million Reinvestment District that could have a transformational economic development impact upon the City of Sioux City and Woodbury County. The level of cooperation and communication is indicative of a healthy and unique opportunity

The backup materials included here tonight represent what was previously presented publicly on June 21 so that the public can continue to look at support materials. The materials represent the hard (and good) work of the Ag Expo Board and City of Sioux City Economic Development department. Furthermore, engaging in deliberative discussions has ensured that County participation can take place should certain conditions outlined in the Letter of Intent along with the Memorandum of Understanding be met.

The only change to the Memorandum of Understanding is the striking of the words "between all parties" as relates to the 28E agreement as the County has signaled that it does not wish to participate further than having the assurance of due diligence to protect taxpayers on this economic development endeavor. Therefore, we would anticipate that a 28E agreement ultimately will be drafted by those wishing to enter into such an agreement, e.g. Ag Expo Board, City of Sioux City, WITCC, etc.

FINANCIAL IMPACT:

The County is pleased to offer a direct contribution of \$1.5 million either from a schedule over a period of 10 years or through the use in coordination with both parties legal counsel of tax increment financing. In order to not tax for this amount and to mitigate risk to taxpayers, the County's contribution is contingent upon the following parameters:

The County will not own operational or managerial responsibility.

Losses in future years will encumber no obligation to the County or its taxpayers.

Allocation would be subject to \$250,000 WITCC funding and educational participation.

Hearing that financing may be an issue--above and beyond a potential direct contribution--the County offers up to \$6.25 million as a "bank qualified," tax-exempt pass-through loan which incurs no obligation to taxpayers of the County but to the 501c3 itself. This would help with financing while not assuming risk to taxpayers.

Other safeguards ensuring substantial completion and a timeline can be worked out in detail with legal counsel.

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 Memorandum of Understanding as updated authorizing the Board Chairman to sign and approve the attached letter to the Ag Expo Board from the Board of Supervisors with a funding commitment of \$1.5 million from non-tax sources (gaming revenue over a period of 10 years or tax increment financing).

ACTION REQUIRED / PROPOSED MOTION:

Approve the Memorandum of Understanding as updated authorizing the Board Chairman to sign and approve the attached letter to the Ag Expo Board from the Board of Supervisors with a funding commitment of \$1.5 million from non-tax sources (gaming revenue over a period of 10 years or tax increment financing).

To: Jeremy Taylor, Chairman of the Woodbury County Supervisors

From: Dennis.D. Butler, Finance/Operations Controller

Date: June 23, 2016

RE: Funding of AG/Expo Center

After reviewing the information from the Ag/Expo Center representatives, the following recommendations are presented below.

1. Use gaming revenues starting July 1, 2017 at the contribution rate of \$150,000 per fiscal year for ten fiscal years. That would equate to a total **contribution of \$1,500,000**. The reason for using the starting date July 1,2017 is because fiscal year 2016-2017 revenues are all allocated. Imbedded in those allocations are revenues for the purchase of all 6,000 coded line items in the General Basic Fund (\$250,000) and a Emergency Services new vehicle (65,000) for a total of \$ 315,000. For fiscal year 17-18 the allocation for these particular line items would have to be reduced to \$165,000 to accommodate the \$150,000 contribution to the new Ag/Expo Center. The other option is to freeze all 6,000 coded lines items in the General Basic Fund and Emergency Services Department for fiscal year 2017-2018 and fiscal year 2018-2019. In fiscal year 2019-2020 Grow Woodbury County Increment funds would be available for property tax relief if the 50-50 allocation is followed.
2. Make use of the "Bank Qualified" loans to a 501c.3 organization. For the current calendar year there is available \$6,300,000 and for calendar year 2017 there will be \$10,000,000 available. The beauty of this process is using Woodbury County as a facilitator of the "Bank Qualified" loans. The County would not be liable for the loan repayment and the debt would not go against our available debt limit. The 501c.3 would responsible for everything related to the loan.

**Woodbury County Current and Projected TIF Financing Plans
Liberty Park Urban Renewal Area Amended**

Plan 1 - 50% TIF Release

Urban Renewal District Revenues		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	
Source	Business																						
TIF	CF Industries - New Facility			415,208	1,053,989	1,564,943	2,203,796	2,714,821	3,225,746	3,864,627	4,382,040	5,014,434	5,525,459	6,036,484	6,675,265	7,186,290	7,825,072	8,336,097	8,847,122	9,485,903	9,996,928	12,775,627	
TIF	Rail to Road		33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	
TIF	Other TIF Revenues	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	
TIF	Reimbursement from Sergeant Bluff*																						
Total TIF Revenues		33,766	67,061	482,269	1,121,050	1,632,004	2,270,857	2,781,882	3,292,807	3,931,688	4,449,101	5,081,495	5,592,520	6,103,545	6,742,326	7,253,351	7,892,133	8,403,158	8,914,183	9,552,964	10,063,989	12,842,688	

Urban Renewal District Expenditures					Payment Schedule																				
Project Description	Est. Int. Rate	Length of Bond	Project Cost	Type	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
CF Industries Entrance Road (Rise) Est.	2.90%	7 Years	1,710,000	TIF	49,590	49,590	391,590	381,672	371,754	361,836	351,918														
AGP Road (Port Neal Circle) Est.																									
Dogwood Trail (Sgt. Bluff) Est.																									
CF Industries On-Site Road			800,000	Rebate			200,000	200,000	200,000	200,000															
Attorney Fees					15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total TIF Expenditures					64,590	64,590	606,590	596,672	586,754	576,836	566,918	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000

Revenues over Expenditures		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
		(30,824)	2,471	(124,321)	524,378	1,045,250	1,696,021	2,414,964	3,277,807	3,916,088	4,434,101	5,066,495	5,577,520	6,088,545	6,727,326	7,238,351	7,877,133	8,388,158	8,899,183	9,537,964	10,048,989	12,827,688
					262,189	522,625	847,011	1,207,482	1,638,904	1,958,344	2,217,051	2,533,248	2,788,760	3,044,273	3,263,663	3,619,176	3,938,567	4,194,079	4,449,592	4,768,982	5,024,495	6,413,844

Breakdown of Tax Entity FY 15-16

Woodbury County	39.77%				104,273	207,848	336,856	480,216	651,792	778,833	881,721	1,007,473	1,109,090	1,210,707	1,337,779	1,439,346	1,566,368	1,667,985	1,769,603	1,896,624	1,998,241	2,550,786
Sergeant Bluff School	52.97%				138,882	276,834	448,661	639,603	868,127	1,037,335	1,174,372	1,341,861	1,477,206	1,612,551	1,781,732	1,917,077	2,086,259	2,221,604	2,356,949	2,526,130	2,661,475	3,397,413
WIT	2.89%				7,577	15,104	24,479	34,896	47,364	56,596	64,073	73,211	80,595	87,979	97,210	104,594	113,825	121,209	128,593	137,824	145,208	185,360
County Assessor	1.61%				4,221	8,414	13,637	19,440	26,386	31,529	35,695	40,785	44,899	49,013	54,155	58,269	63,411	67,525	71,638	76,781	80,894	103,763
Ag Extension	0.51%				1,337	2,665	4,320	6,158	8,358	9,988	11,307	12,920	14,223	15,526	17,155	18,458	20,087	21,390	22,693	24,322	25,625	32,711
Liberty Township	2.24%				5,873	11,707	18,973	27,048	36,711	43,867	49,662	56,745	62,468	68,192	75,346	81,070	88,224	93,947	99,671	106,825	112,549	143,670
State Levy	0.01%				26	52	85	121	164	196	222	253	279	304	336	362	394	419	445	477	502	641
Total	100.00%				262,189	522,625	847,011	1,207,482	1,638,904	1,958,344	2,217,051	2,533,248	2,788,760	3,044,273	3,263,663	3,619,176	3,938,567	4,194,079	4,449,592	4,768,982	5,024,495	6,413,844

**Woodbury County Only
Breakdown of Tax Entity Tax Rates FY 15-16**

Fund	Tax Rate	% of Total	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
General Basic	3.50000	32.898	34,304	68,378	110,819	157,981	214,427	256,221	290,069	331,438	364,868	398,298	440,086	473,516	515,304	548,734	582,164	623,951	657,381	697,234	839,157		
General Supplemental	2.82458	26.55	27,664	55,184	89,435	127,497	173,051	206,780	234,097	267,484	294,463	321,443	355,167	382,146	415,871	442,850	469,829	503,554	530,533	577,234			
County Services (Sioux Rivers)	0.97917	9.204	9,597	19,130	31,004	44,199	59,991	71,684	81,154	92,728	102,081	111,433	123,125	132,477	144,169	153,521	162,874	174,565	183,918	234,774			
Debt Service	0.21239	1.996	2,081	4,149	6,724	9,585	13,010	15,546	17,599	20,109	22,137	24,166	26,701	28,729	31,265	33,293	35,321	37,857	39,885	50,914			
Rural Basic	3.12227	29.352	30,606	61,008	98,874	140,953	191,314	228,603	258,803	295,713	325,540.1	355,367	392,650	422,477	459,760	489,587	519,414	556,697	586,524	748,707			
Total	10.63891	100.000	104,273	207,848	336,856	480,216	651,792	778,833	881,721	1,007,473	1,109,090	1,210,707	1,337,779	1,439,346	1,566,368	1,667,985	1,769,603	1,896,624	1,998,241	2,550,786			



Woodbury County Board of Supervisors

Courthouse • Room 104
620 Douglas Street • Sioux City, Iowa 51101
Telephone (712) 279-6525 • Fax (712) 279-6577

MEMBERS

LARRY D. CLAUSEN
SIOUX CITY

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SIOUX CITY

JEREMY J. TAYLOR
SIOUX CITY

BOARD ADMINISTRATIVE COORDINATOR
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER
HEATHER SATTERWHITE

Ag Expo & Learning Center Board:

The Woodbury County Board of Supervisors would like to thank you for your presentation on June 21, 2016 to our Board regarding the exciting opportunity of an Ag & Expo Learning Center. We understand that this unique and modern venue will celebrate the rich agricultural history and spirit of our region. It will also be an opportunity for major stakeholders—the City of Sioux City, Woodbury County, the Siouxland Chamber of Commerce, Western Iowa Tech Community College—and your Board to work together to leverage \$13.9 million of a State of Iowa Economic Development Authority's Reinvestment District estimated at approximately \$72 million.

The County is pleased to offer a direct contribution of **\$1.5 million** preferably from a schedule over a period of 10 years. The County may be open to the use in coordination with both parties legal counsel of tax increment financing. This represents an amount 6 times greater than the County has historically participated in because we recognize the synergy of entities working together in order to gain state participation for the powerful potential of this economic development project, which is anticipated to have eventual total earnings of \$1.49 - \$1.93 million annually and the potential creation of 60-70 jobs.

Hearing in several meetings that financing may be an issue--above and beyond a potential direct contribution--the County offers up to \$6.3 million in 2016 and \$3.7 million in 2017 as a "bank qualified," tax-exempt pass-through loan which incurs no obligation to taxpayers of the County but to the 501c3 itself (nor does this affect the County's bonding capacity). This would help with \$10 million in financing while assuming no risk to taxpayers.

In order to not tax for this amount and to mitigate any risk to taxpayers, the County's contribution is contingent upon the following parameters:

- The County will not own operational or managerial responsibility, nor would potential losses in future years encumber obligation to the County or its taxpayers.
- As a key idea is the "Learning Center," allocation would be subject to \$250,000 WITCC funding and their educational participation.
- Other safeguards ensuring substantial completion and a timeline can be worked out in detail with legal counsel.

Enclosed please find the Memorandum of Understanding authorizing the Board Chairman to sign on Woodbury County's behalf.

We are very appreciative of the meetings that were conducted over the last several weeks in coordination with the Chamber of Commerce, representatives from City Council and our Board of Supervisors, and your Board in order to bring together a shared understanding that will best work to see the project come to fruition.

We look forward to working with you in the near future, and wish you the very best on this exciting endeavor.

Sincerely,

Jeremy J. Taylor, Chairman

Jackie D. Smith, Member

Larry D. Clausen, Member

Mark A. Monson, Member

Matthew A. Ung, Member

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26/28/16

Memorandum of Understanding Ag Expo & Learning Center

This Memorandum of Understanding ("MOU") is entered into between the Woodbury County Expo Center, ("Expo Board."), Woodbury County, ("County"), the City of Sioux City, ("City"), Western Iowa Tech Community College, ("WIT"), and the Siouxland Chamber Foundation ("Chamber"), herein after referred to as the "Parties", to establish the commitments made by each party regarding the development of an Ag Expo & Learning Center in Sioux City, Iowa ("Ag Expo Center").

The Parties agree to make their best efforts on a collaborative basis to jointly develop an Ag Expo & Learning Center. The Ag Expo Center will be unique to the region and will have a positive impact on many aspects of our community, including commercial and retail development, tourism, event growth and educational outreach. The facility will allow our community to celebrate the rich history and culture of agriculture in our region, as well as invest in our future growth and prosperity.

Whereas, the parties have worked together on an application to the Iowa Reinvestment District ("IRD") program through the Iowa Economic Development Authority, including feasibility and economic impact studies, and which application has received support and provisional approval from the IEDA; and

Whereas, the Ag Expo Center will include a 3,000 seat arena, a warm-up arena, stockyards hall of fame, and additional exhibit space, and will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round; and

Whereas, the facility will include livestock and equestrian educational and research components, and by educating future leaders in the equestrian and livestock industries, will serve our community and existing employers, and enhance the agricultural industry and economic vitality of the City, County, and region; and

Whereas, the facility will connect to and enhance the regional trail system and a planned new Riverfront Park, provide additional green space and increased recreation to compliment the area, have convenient access off the newly enhanced Interstate 29, and will act as a transformational new visual gateway into the community;

Now therefore, the parties commit to work together to advance the vision, mission, and development of the Ag Expo & Learning Center by undertaking the following efforts:

1. Site

The City is pleased to make available the approximate 20-acre site located in the former Morrell property along Interstate 29, which has been enhanced through recent redevelopment efforts, and improvements to the available utilities and infrastructure;

2. Planning and Due Diligence

The parties agree to support continued joint site and facility planning efforts and due diligence to advance the development and construction of the Ag Expo Center.

3. Funding

The parties agree to continue to work together to secure resources from various public, private, and philanthropic sources to finance construction of the Ag Expo Center. Significant resources have already been committed to this effort, including feasibility and economic impact studies, site and facility planning, and other efforts. Significant grants have been received including a \$1,000,000 MRHD Grant, and a \$100,000 Gilchrist Foundation Grant. The Expo Board will continue to lead the capital campaign to secure the necessary private resources.

A critical element of the financing is the IRD program. The parties will work together to finalize the financial plan, including the public and private financial participation, in order to secure final approval from the IEDA and realize the benefits from the Iowa IRD program. City staff will continue to facilitate the IRD process.

4. Project Management Team

The parties agree to designate representatives to a project management team to finalize the recommended project plan, financial plan, the governance structure and operational plan for the Ag Expo. The parties will use their respective legal and financial advisors as part of the team to recommend the best structure and to draft a final agreement.

5. Ownership - Management

The Ag Expo Center will operate as a non-profit entity for the benefit of the parties and community. It is anticipated that a 28E or similar type of agreement will be drafted to govern the ownership and operation of the facility. A non-profit board with representation from the parties will oversee the facility and will retain professional and experienced management to operate the facility itself.

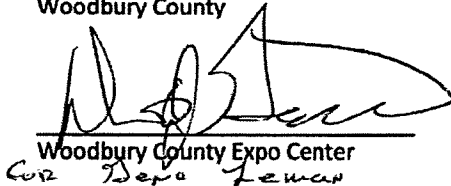
All parties recognize that all commitments made in this Letter of Understanding are non-binding and done so for the express purpose of allowing work on this development to proceed under a shared understanding of the parameters of the project and according to a mutually-agreed set of expectations, to avoid any miscommunication, and maintain a development process free from delays. Final agreement is contingent upon execution of all necessary documents and final approval of these documents by the parties and the IEDA.



Woodbury County



City of Sioux City



Woodbury County Expo Center
CVR Debra Lewan



Western Iowa Tech Community College



Siouxland Chamber Foundation

SIoux CITY REINVESTMENT DISTRICT



SIoux
CITY

EXECUTIVE
SUMMARY



Executive Summary

Ag Expo & Learning Center

The Ag Expo Center will be a unique and modern venue designed to:

- Celebrate and leverage the rich agricultural history and spirit of our region - while at the same time highlighting the values and goals of the partners
- Invest in and build new tourism and economic opportunities
- Bring together education, entertainment and industry
- Attract visitors with increased programming
- Help address the challenges of workforce and attraction of young people in a compelling way
- Improve connections - to our agricultural heritage , to the community, to the trail system and river, and to attract both rural and urban audiences

The Reinvestment District plan is intended to:

- Partner with the state of Iowa to capture and reinvest state hotel/motel and sales taxes in designated districts to create a unique development projects
- The Sioux City Reinvestment District has received provisional approval, includes three major projects- a new Convention Center Hotel, the Virginia Square mixed-use development, and the Ag Expo & Learning Center. It will result in the use of an estimated \$13.9 million in state benefits to leverage over \$72 million in new investment in the district.
- To create transformational change and a full revitalization of the area, build on and take full advantage of the Interstate 29 complete reconstruction.
- Create a new image for Sioux City and the region, will create a series of green and vibrant commercial spaces launching a new era for the community

Partners

- Designed to bring together in a strong partnership the original Woodbury County Expo Center group and the City of Sioux City, Woodbury County, Western Iowa Tech Community College, the business community and Siouxland Chamber Foundation.

To move the project forward and build on the planning and work done over the past few years we ask the partners enter into a Letter of Understanding

- Site is available.
- Continue planning and due diligence
- Create a short-term Joint Project Management Team - using available resources, including legal and financial advisors, to recommend the final plan, financing plan, ownership and governance structure, and operational plan.
- Commit to support the project with financial resources and to continue to work together to secure resources from various public and private sources to finance construction of the Ag Expo Center. Take needed steps to allow the agreement for the Iowa Reinvestment Program funding to move forward.
- Enter into an agreement for the long-term ownership and management of the facility.

Iowa Reinvestment District Program

Background Information – New Opportunity

- In 2013 the State of Iowa adopted a new program to allow communities to create districts for the purpose of “improving quality of life, creating and enhancing unique opportunities and substantially benefit the municipality, region and state”. The state allocated \$100 million in future hotel/motel and sales tax revenues to be “reinvested” statewide in designated districts.
- Cities may create districts of up to 25 acres (street ROW can be used to connect parcels) for eligible projects, (typically new hotels, retail establishments, community attractions, and other similar projects). Essentially these districts act like TIF districts, except instead of property taxes a city is allowed to capture state hotel/motel and sales taxes generated for a 20-year period, and invest these state funds in local development projects.

Application process

- The process includes several steps: provisional application, final application, and then ultimately an agreement. In 2014, the first year of the program, districts in three Iowa cities were approved for a total of \$59 million (Des Moines, Waterloo, and Muscatine). Sioux City did not apply the first year.

Sioux City Reinvestment District

- In March of 2015, the City submitted an application to the IEDA to establish a Sioux City Reinvestment District, with three projects: a Convention Center Hotel, an Ag Expo & Learning Center in the Yards, and the redevelopment of three former industrial buildings on Virginia Street by Ho-Chunk, Inc. The total request for state assistance through the program was \$13.9 million, with a total capital investment of \$68 million.
- In June 2015, the IEDA Board awarded Sioux City “provisional approval”, but initially reduced the award to \$8.1 million in order to distribute the remaining \$41 million in funds among five cities. Other cities approved in the second year were Davenport, Coralville, Mason City, and Grinnell.

Current Application Status

- In February of 2016, the IEDA informed the other cities that Davenport had decided to drop its application from the program, freeing up \$10 million to be allocated to the remaining cities. The city then revised its application back to the original requested amount of \$13.9 million and submitted it to IEDA at the end of February. The IEDA has informed the four communities they move forward with their planned projects.
- Since the final application was submitted, city staff has provided a presentation of the updated application to the IEDA Board, and has continued to provide monthly updates. Once city staff is able to provide the Board with proof of financing for all of the projects, the Board will proceed with final approval and draft the final agreement.

Community Impact and Benefits

- **Transformation.** The Reinvestment District is designed to create a new image for our community. It will bridge the once bustling historic stockyards area to the downtown core through joint revitalization activities and is timed to be coordinated with completion of the Interstate 29 reconstruction project, as well as planned Riverfront Park improvements.
- **Shared Vision.** A number of partners have organized around a shared vision and a set of three component projects to serve as activity centers to encourage a comprehensive, multi-faceted revitalization effort. These projects include a mix of commercial, residential, cultural, and recreational reuses with new options for places to live, work, shop, visit, and participate in cultural activities. The three projects include a new Convention Center Hotel on Historic Fourth Street, Virginia Square the revitalization of a primary community gateway, and the Ag Expo & Learning Center.
- **Capital Investment.** The Sioux City Reinvestment District will capture a minimum of \$72.2 million of new capital investment. This infusion of new public/private investments is designed to transform underperforming and underdeveloped, vacant properties into revenue generation centers. It will also drive additional capital improvements by private developers and land owners as they realize the ripple effect of how their properties are linked and connected to the three anchor projects.
- **State dollars Invested locally.** Through the Iowa Reinvestment District Program, the Sioux City Reinvestment District will generate and capture state sales tax and state hotel/motel tax for a 20-year period. This will allow the "reinvestment" of nearly \$14 million of state funds into the community which would otherwise flow back to the state. This District has the tremendous opportunity to be a "game-changer" within our community, region, and state.
- **Economic Impact.** The Reinvestment District will increase property values, stimulate local market and tourism traffic, and create and sustain jobs resulting from the ignition of new development starting with the three anchor projects. The economic impact of the three projects within the Sioux City Reinvestment District at full build-out is expected to create a total of 273 permanent jobs, \$76 million in annual workers' earnings, \$23.4 million in annual economic output and sales for businesses, and increase the gross area product by \$14.6 million.
- **Tax revenues.** The District will generate significant revenues for the state and local taxing districts. Within the District, the current building value on the identified properties totals less than \$2 million. At full build-out the combined taxable value of the project's property within the District is estimated to be over \$36 million. Also, over the next 20 years local taxable spending on which sales taxes will be collected is projected to be over \$176 million and hotel room sales is projected to be \$130 million. Based on these numbers, the District will have a significant fiscal impact on the region and the State. Overall, the District will generate \$65.5 million in total revenues over the 20-year period to the state and local taxing districts.

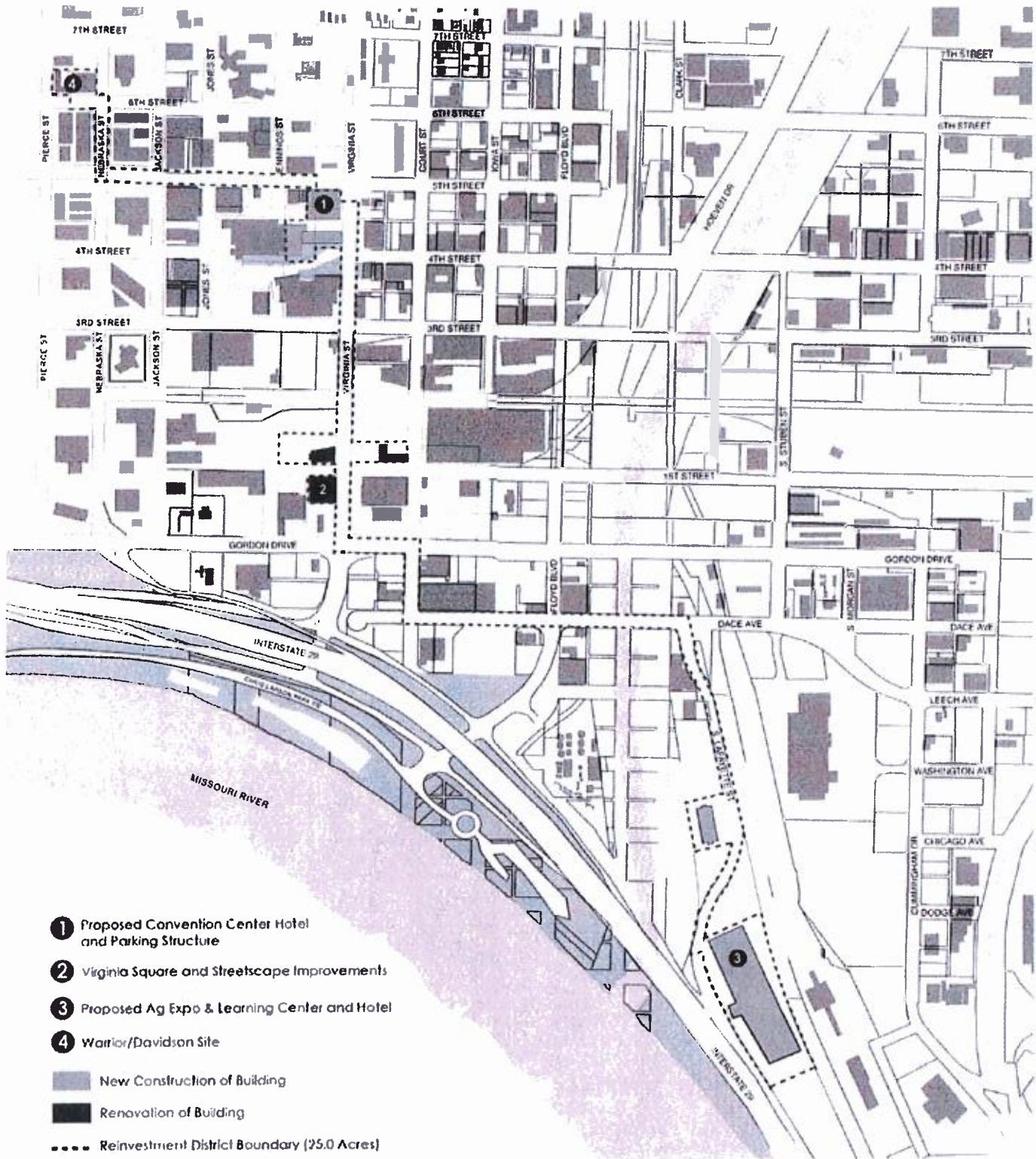
Moving Forward

There is no better time than now to revitalize Sioux City, Woodbury County, and the region. Without the Iowa Reinvestment District Program the proposed projects would not be feasible, and without all three projects moving forward our community will forfeit the funds received by the state through this Program. The Sioux City Reinvestment District will insure the success of the two-decade long effort to revitalize the Sioux City Stockyards with a signature project that celebrates the proud heritage of the once prosperous area that first built Sioux City. It will capitalize on the I-29 reconstruction, creating an attractive and vital link to historic areas and the downtown business district. And it will renew the Convention Center and surrounding commercial and entertainment district, bringing new investment and visitors into Sioux City, Woodbury County and Iowa for many years to come.

Funding Allocation

Sioux City Reinvestment District Projects	Total Project Cost	IRD Funds Generated	IRD Funds Used
Convention Center Hotel Project	\$ 25,062,098	\$ 7,502,849	\$ 5,600,000
Virginia Square Project	24,231,263	3,248,975	1,624,488
Ag Expo & Learning Center Project	22,985,000	3,216,623	6,743,959
TOTAL	\$ 72,278,361	\$ 13,968,447	\$ 13,968,447

Sioux City Reinvestment District



PROJECT 1 Convention Center Hotel

Project Overview

Several public and private investments have rejuvenated Sioux City's downtown over the last decade. However in contrast to the overall growth of downtown activity, the Sioux City Convention Center has seen a significant decrease in events and conferences for the past several years due to the lack of a quality hotel attached to the facility.

Since the Sioux City Reinvestment District received provisional approval in June 2015, the city has pursued an aggressive strategy to develop a new high quality branded convention hotel, as well as the addition of ballroom space. The city worked with Hunden Strategic Partners (HSP) to create an RFQ to identify several interested and qualified parties. The city team then created an RFP to narrow it down to three prospective developers. Site visits from the interested developers were held in September 2015 and proposals were received in November. HSP and the city reviewed the proposals and identified a leading Midwest hotel development, management and ownership company headquartered in Iowa as the partner of choice for this development.

The proposed project includes a quality branded hotel with full-service amenities (restaurant, bar, business and exercise centers) and 150 rooms to be developed on the east side of the Sioux City Convention Center and connected to the facility. The project will also include new "pre-function" space connecting the existing Convention Center to the Hotel, as well as renovated ballroom space located on the east end of the existing Convention Center. A new two-level parking deck will be constructed north of the hotel site to accommodate hotel and convention center parking. The city currently has a signed MOU with the developer and is in the process of drafting a development agreement and management agreement.

Financial Overview

Convention Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 14,266,885
City - Land	265,000
City - Tax Rebates	4,930,213
Iowa Reinvestment District	1,069,787
TOTAL	\$ 20,531,885

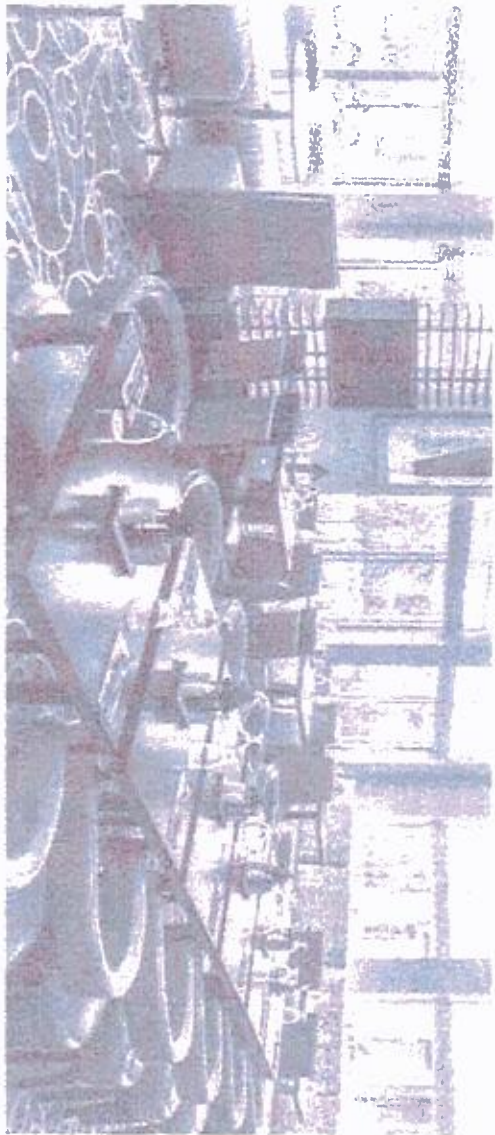
Parking Structure

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 3,057,409
TOTAL	\$ 3,057,409

Pre-function Space

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 1,472,804
TOTAL	\$ 1,472,804

PROJECT 1 TOTAL: \$ 25,062,098



PROJECT 2 Virginia Square

Project Overview

The ongoing reconstruction of Interstate 29 through downtown Sioux City will create a new primary entrance and highly visible gateway into the heart of the city at Virginia Street. This major new entry leads into an area of great historic significance and presents an opportunity to link together the Interstate with the Historic 4th Street District and the Sioux City Convention Center. Located along Virginia Street are three buildings among the last remaining unrestored warehouses in Sioux City's former wholesale district. For decades these structures have essentially acted as a blighted front door to Sioux City.

Overall interest in redevelopment of historic buildings in downtown Sioux City has grown in the last several years. Recognizing the opportunity along Virginia Street in 2014 Ho-Chunk, Inc. acquired three former industrial buildings with plans to redevelop them into mixed-use retail, commercial and market-rate residential developments. These historic buildings were built in 1912 & 1913 and have deteriorated in value over the last 15 years. The redevelopment of these three buildings into "Virginia Square" will not only provide significant additional tax value in the area, but permanently transform the aesthetics of downtown.

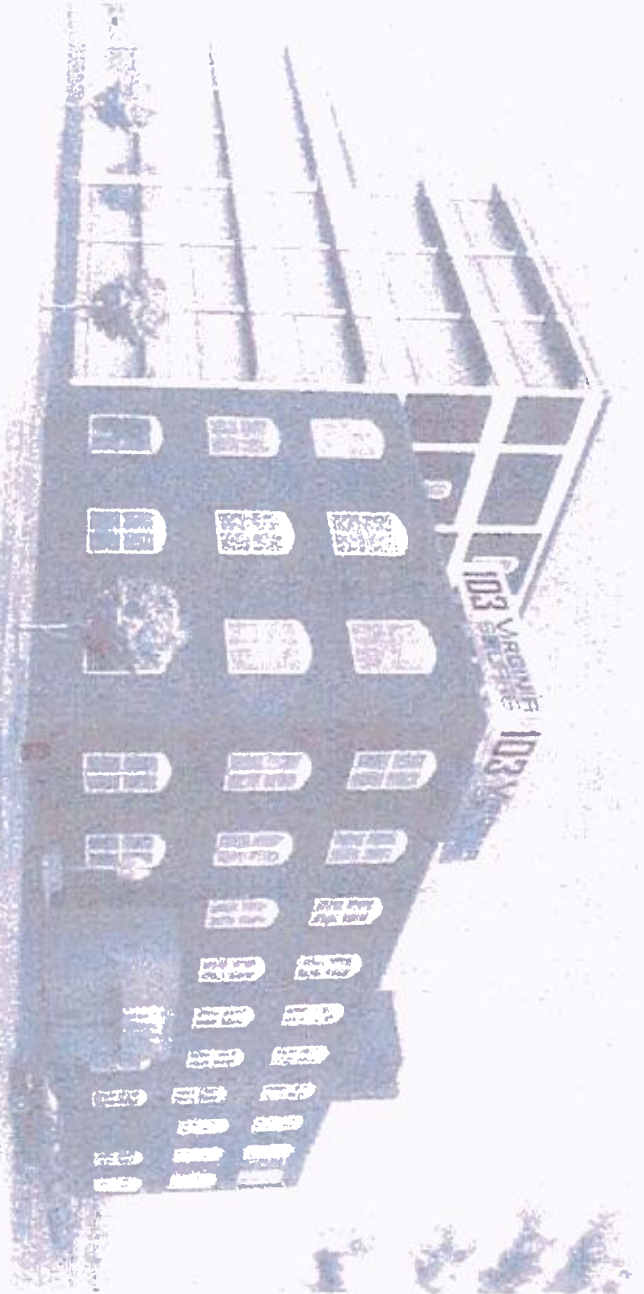
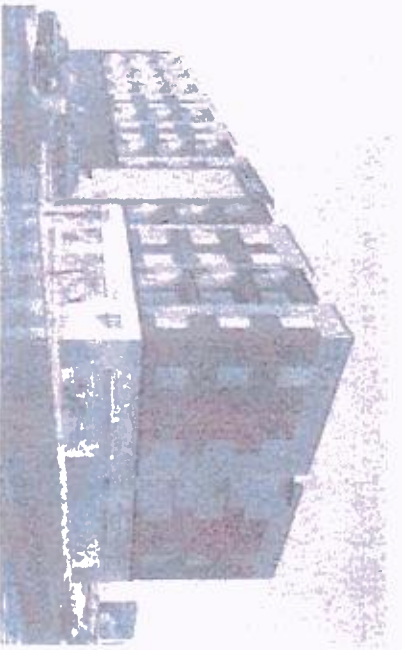
The redevelopment of these three buildings is already underway. Ho-Chunk has completed architectural and engineering design, as well as site preparation, asbestos removal, and interior demolition for the "Creamery" and "Hopper" buildings. The "Creamery" building will be the first of the three buildings completed. The project started in May 2015 and is expected to be completed in June 2016. The "Hopper" building renovation began in September 2015, with a completion date planned for December 2016. Demolition of the "Cold Storage" building occurred in March 2016, and will be followed by the construction of a new mixed-use building on the same site, which is scheduled to be completed by December 2017.

Financial Overview

Virginia Square

Proposed Funding Sources	Amount
Cash/Owner Equity	\$ 3,500,000
City - Tax Rebates	781,198
Workforce Housing Program	300,000
Brownfield Program	1,000,000
Long-term Debt Financing	17,025,577
Iowa Reinvestment District	1,624,488
PROJECT TOTAL	\$ 24,231,263

PROJECT 2 TOTAL: \$ 24,231,263



PROJECT 3

Ag Expo & Learning Center

Project Overview

Agriculture and food processing have historically had a profound and positive impact on Sioux City's regional economy. At one time, more livestock was sold at the Sioux City stockyards than anywhere else in the nation. Today, Iowa is the second most significant State in the country in terms of the value of livestock and crops sold and the number one overall producer of hogs. Given its significance to the State and regional economy, the agricultural industry is identified by state and local stakeholders as a target market segment, and its continued growth will help broaden the Sioux City region's economic base.

The new Ag Expo & Learning Center is proposed to be located on the former John Morrell site and will bring the heritage of commerce in the historic stockyards to life in a modern expo venue. The Ag Expo & Learning Center will support the agriculture industry as well as provide a source of education and entertainment for attendees. The proposed facility will offer a 3,000 seat arena, a warm-up arena, space to house a retail operation, a stockyards hall of fame, and an additional exhibit space that will be used for stalling, equestrian, livestock, and farm show events. This multi-use complex will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area. The facility will appeal to people of all ages by providing interactive educational elements, summer camps, 4H activities, hands-on learning experiences, community events, festivals, and more. The venue will offer diverse program elements, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round. The proposed center will be a public/private partnership in terms of management and operations of the facility.

In addition, a planned new recreational trail will directly connect the Ag Expo & Learning Center to a planned new phase of the Sioux City Riverfront Park. The pedestrian/bike trail will be connected with a new bridge across the Floyd River and will provide additional green space and increased recreation to compliment the area. These additional enhancements are being funded through separate public and private funds.

Given the continued growth, evolution and specialization of agricultural industries, the demand for specially trained professionals is on the rise. Western Iowa Tech Community College (WITCC) intends to assist in meeting this demand by creating a new Veterinary Technician Program and providing increased training and other services to foster agriculture-related professions, including livestock and equestrian educational and research components. The proposed center will allow WITCC to utilize on-site classroom and lab space to conduct accredited classes within the facility, as well as offer students a combination of classroom instruction, agriculture/cooperative work experience, educational seminars, on-site internships and continuing education learning experiences in agriculture and other related industries. Those students interested in becoming interns will be able to provide veterinary care for the animals during the many events held year-round at the new Ag Expo & Learning Center, as well as forge contacts that will benefit them for future employment with the hopes of retaining their talents in our region.

The new facility, located directly off the newly enhanced Interstate 29, will have convenient interstate access and will act as an attractive visual gateway into our community. The new Ag Expo & Learning Center will be completely unique to the region and will have a positive impact on many aspects of our community. In addition to the events facility, a 60-room select-service hotel will be constructed to serve the traveling public and those attending the equestrian events. Sioux City, Woodbury County and the State of Iowa will all experience spin-off economic benefits as people travel to and from events, stay overnight in hotels, visit attractions and recreational establishments and make retail purchases.

Financial Overview

Ag Expo & Learning Center

Proposed Funding Uses	Amount
Land	\$ 300,000
Architectural/Eng. Design/Initial Op. Exp.	1,625,000
General Conditions	440,000
Earthwork	600,000
Utilities	150,000
Foundations	720,000
Structure	5,090,000
Roofing	1,220,000
Walls & Finishes	360,000
Elevator	150,000
Pens and Fences	650,000
Bleachers	160,000
Electrical	1,280,000
Plumbing	650,000
HVAC	1,200,000
Fire Sprinkler	350,000
Paving & Sidewalks	920,000
Landscaping	60,000
TOTAL \$ 15,925,000	

Proposed Funding Sources	Amount
Private Sector*	\$ 3,875,000
City of Sioux City	2,000,000
City - Land	300,000
Woodbury County	2,000,000
MRHD	1,000,000
WITCC	250,000
Gilchrist Foundation	100,000
Brownfield Grant**	1,000,000
IA Reinvestment District	5,400,000
TOTAL \$ 15,925,000	

*Over \$1.1 million has been committed thus far from several businesses whose names we can make available upon request.

** Will reapply in July 2016.

Ag Expo & Learning Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 6,656,041
City - Land	60,000
IA Reinvestment District	1,343,959
TOTAL	\$ 8,060,000

PROJECT 3 TOTAL: \$ 23,985,000

Economic Impact

Ag Expo & Learning Center	Range Per Year
Direct Spending	\$ 2,824,000 - \$ 3,659,000
Indirect/Induced Spending	\$ 1,708,000 - \$ 2,211,000
Total Spending	\$ 4,532,000 - \$ 5,870,000
Total Jobs	60 - 70
Total Earnings	\$ 1,492,000 - \$ 1,932,000



June 15, 2016

■
Office of the President
Terry A. Murrell, Ph.D.

■
Western Iowa Tech
Community College
4647 Stone Avenue
P.O. Box 5199
Sioux City, IA 51102-5199
712-274-6400
800-352-4649
Fax: 712-274-8435
www.witcc.edu

■
Cherokee Campus
& Conference Center
Denison Campus
Le Mars Center
Mapleton Center
Sioux City Campus

Gene Leman
955 Quail Hollow Circle,
Dakota Dunes, SD 57049

Subject: Participation in Ag Expo Center

Dear Mr. Leman,

Western Iowa Tech Community College supports the Ag Expo Center concept.

We have worked with the County and the City on this concept and believe we could start a Veterinary Technician program in this space as well as explore bringing other programs. Western Iowa Tech Community College is prepared to purchase the necessary equipment and furnishings to make this possible up to \$250,000.

It is my hope that an Ag Expo Center will help the City of Sioux City's and Woodbury County attract new tourism to Siouxland. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'TAM', written over a horizontal line.

Terry A. Murrell, Ph.D.
President
Western Iowa Tech Community College

Western Iowa Tech Community College... *"The Best Place to Start!"*

AG EXPO & LEARNING CENTER
SIOUX CITY, IOWA



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

#11d

Date: 3/22/18 Weekly Agenda Date: 3/27/18

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM:

Authorization to spend \$780.00 from gaming revenue for a full page advertisement in the KSCJ Magazine

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

To promote county services.

BACKGROUND:

FINANCIAL IMPACT:

\$780.00 from gaming revenue

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 pay for a full-page advertisement in KSCJ Magazine.

ACTION REQUIRED / PROPOSED MOTION:

Authorization to spend \$780.00 from gaming revenue for a full page advertisement in the KSCJ Magazine



KSCJ Presents the
**100th Anniversary of the
Woodbury County Courthouse
Souvenir Magazine**

The April Edition of the KSCJ magazine will feature the 100th Anniversary of the Woodbury County Courthouse, the oldest “prairie style” structure in the world. Five days of events are planned for May 1-5, 2018. Great history, photos, and memories will be included. 2,000 copies will be printed and distributed, serving as a lasting souvenir of this milestone. Stories will include the time capsule, essay contest, and commemorative medallion.



MAGAZINE AD PRICING



1 / 4 Page Sponsorship

- 30- 30 second commercials, 6:00 a.m.-Mid
- 1 / 4 page ad
- 3.5"x 4.75"

Your Investment: \$420

1 / 2 Page Sponsorship- Vertical

- 45- 30 second commercials, 6:00 a.m. -Mid
- 1 / 2 page ad
- 3.5"x 10"

Your Investment: \$585

1 / 2 Page Sponsorship- Horizontal

- 45- 30 second commercials, 6:00 a.m.-Mid
- 1 / 2 page ad
- 7.5"x 4.75"

Your Investment: \$585

Full Page Sponsorship

- 65- 30 second commercials, 6:00 a.m.-Mid
- Full page ad, 8.75"x 11.25"

Your Investment: \$780.00

Back Cover/Inside Front and Back Cover Full Page Sponsorship

- 75- 30 second commercials, 6:00a-Mid
- Full page ad on back cover or inside cover

Your Investment: \$900.00



Meeting Minutes, March 8th, 2018 @ 3:00PM

Fourteenth MEETING OF THE WOODBURY COUNTY POLICY REVIEW COMMITTEE

Location: Board Chambers, first floor of the Courthouse

620 Douglas Street, Sioux City, Iowa 51101

Members present: Matthew Ung, County Supervisor; Pat Gill, County Auditor, Melissa Thomas, Director of Human Resources; PJ. Jennings, County Attorney; Tonia Abell, Human Resources; Keith Radig, County Supervisor

Audience Attendees: Michelle Skaff, Deputy Auditor, Kenny Schmitz, Director of Building Services

Agenda

I. Call to order ---Ung

II. Public Comments

No public comments

III. Approval of Agenda

Approved by consensus

IV. New Business

a. Introduction, Sections of Chair and Secretary

Ung welcomed everyone to the policy review committee meeting and reviewed the purpose. There was unanimous consent to appoint Ung as chair and Abell as secretary.

b. Disposition of County Personal Property (1st review of existing policy)

Kenny Schmitz introduced the existing policy as outdated, and supported a new policy. Ung questioned if a policy should be written from scratch, and committee agreed that was the best option. Gill noted new policies must go to the board for approval. Committee agreed the new policy should mention a designee to facilitate items to be disposed, that any item over \$5,000 would require board approval before disposition, and that WCICC be contacted on how to dispose of electronic items. **There was consensus to recommend a new/updated policy at the next committee meeting.**

c. Substance Abuse and Drug-Free Workplace (1st review of existing policy)

Thomas presented this item based on a recent action from County Engineer Mark Nahra to have a separate policy for Secondary Roads employees. Thomas cited differences between the DOT drug testing requirements and the Employee Handbook. (pg. 49). DOT requires testing according to four criteria (fatality, hospital, ticketed, wrecker), random drug testing and 5 different drug panels. County handbook requires testing if property damage is over \$1000, and 9 different drug panels. The differences hold County employees at a higher standard than the DOT standard.

Gill advised the need for additional information whether a separate policy would conflict with the Union Contracts. Jennings will meet with Joshua Widman as to the next step if any need to be done since most of those specifics are bargained.

Motion by Gill, second by Radig, to recommend the Board rescind the 1996 policy based on the fact that it is outdated when compared to the current handbook and other policies by the DOT, union contracts, etc. Passed 5-0. Thomas will present to the Board on March 20th.

d. Grant Monitoring, per Dept. of Justice (1st review of existing policy)

Skaff relayed finding of the September 2016 Department of Justice audit. DOJ sent letter questioning three findings related to grant monitoring and inconsistency of balancing of general ledger. Latest letter from DOJ states County still has not satisfied their finding, and will designate at a high risk of receiving grants. Part of the questioning was regarding grant not under policy and not being brought in front of Board for approval or signature. Skaff strongly advised there should be a policy written and signed by Board. Skaff also advised that the process for managers to report to auditor's office be followed. Skaff believes possible upcoming software will make it easier for the managers and auditors to match expenditure and revenue codes. Skaff researched a 2012 grant monitoring policy that was not signed by Board.

Ung recommended that Chairman Rocky De Witt and Supervisor Radig present the issue at April's department head meeting in order to improve compliance with existing policy.

Motion by Gill, second by Radig, for the Auditor's Office to seek input from Department Heads and to recommend the Board adopt the grant monitoring policy in the proper format. Passed 5-0.

Gill will present to the Board on March 20th

Skaff will communicate with the DOJ that the issue has been reviewed by this committee and will be presented to the Board for approval.

V. Policy item requests for future

a. Building Use Policy (2nd review of new policy)

There was unanimous consent to remove from “policy item requests for future”.

b. IT: Social Media; Retention; USB/Thumb Drive Storage; Cloud Storage and Mobile Device Management

No action taken.

The next committee meeting was tentatively scheduled for June 2018.

Meeting adjourned 4:05PM