



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (APRIL 24, 2018) (WEEK 17 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 April 24, 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

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

- 3. Approval of the minutes of the April 17, 2018 meeting
4. Approval of claims
5. Receive the appointment of Joseph Allen as a Danbury City Council Member
6. Board Administration/Public Bidder – Heather Satterwhite
Approval of resolution for notice of property sale for parcel #894729101028 (aka 1621 Villa Ave.) for May 8th at 4:35 p.m.

7. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Approval of request to de-authorize county position
  - c. Authorization to Initiate Hiring Process
  - d. Approval of dates and financial impact of the 2018 Annual Fall Safety Day and Health/Wellness Fair

### **End Consent Agenda**

- |                                |   |                  |
|--------------------------------|---|------------------|
|                                | 8. Presentation of award certificate to Bryan Maron.  | Information      |
|                                | 9. Board of Supervisors – Jeremy Taylor & Matthew Ung<br>Approval of resolution for the Rededication of the 100 <sup>th</sup> Anniversary Courthouse Cornerstone  | Action           |
| <b>4:40 p.m.</b><br>(Set time) | 10. Communication Center – Glenn Sedivy <ol style="list-style-type: none"> <li>a. Public hearing and approval of Fiber Lease with Long Lines</li> <li>b. Approval of resolution fixing date for a public hearing for an agreement for New Cingular to a third amendment to a current tower lease</li> </ol> | Action<br>Action |
|                                | 11. Secondary Roads – Mark Nahra <ol style="list-style-type: none"> <li>a. Consider approval of plans for project number L-B(B82)—73-97</li> <li>b. Consider approval of county dust remediation policy</li> </ol>  | Action<br>Action |
|                                | 12. Conservation – Dan Heissel<br>Approval of Nature Center HVAC System and roof replacement  | Action           |
|                                | 13. Reports on Committee Meetings   | Information      |
|                                | 14. Citizen Concerns  | Information      |
|                                | 15. Board Concerns  | Information      |

### **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- TUESDAY, APRIL 24** 6:00 p.m. Zoning Commission Meeting, First Floor Boardroom
- WED., APRIL 25** 2:00 p.m. Sioux City Conference Board Meeting, City Council Chambers
- TUESDAY, MAY 1** 4:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WEDNESDAY, MAY 2** 9:00 a.m. Loess Hills Alliance Protection Committee Meeting, Pisgah, Iowa
- 10:30 a.m. Loess Hills Alliance Stewardship Committee Meeting, Pisgah, Iowa
- 12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
- 1:00 p.m. Loess Hills Alliance Executive Meeting, Pisgah, Iowa
- 1:00 p.m. LEPC Commission Meeting, Sioux City Fire Rescue Station #4, 3109 Dearborn
- MONDAY, MAY 7** 6:00 p.m. Board of Adjustment meeting, First Floor Boardroom
- WEDNESDAY, MAY 9** 8:05 a.m. Woodbury County Information Communication Commission, First Floor Boardroom
- 6:30 p.m. 911 Service Board Meeting, Public Safety Center, Climbing Hill
- THURSDAY, May 10** 7:30 a.m. SIMPCO Board of Directors/Annual Meeting, Sergeant Bluff Community Center
- 4:30 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WEDNESDAY MAY 16** 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, MAY 17** 4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- TUESDAY, MAY 22** 1:00 p.m. Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
- TUESDAY, MAY 28** 6:00 p.m. Zoning Commission Meeting, First Floor Boardroom
- THURSDAY, MAY 24** 10:30 a.m. Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St.

**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.*

**APRIL 17, 2018, SIXTEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, April 17, 2018 at 3:30 p.m. Board members present were Ung, De Witt, Taylor, Pottebaum, and Radig. 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 Taylor to go into closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Taylor second by De Witt to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Taylor second by De Witt to direct legal counsel to proceed with actions recommended in the previous executive session. Carried 5-0.

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

1. There were no citizen concerns.
2. Motion by Taylor second by De Witt to approve the agenda for April 17, 2018. Carried 5-0. Copy filed.

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

3. To approve minutes of the April 10, 2018 meeting. Copy filed.
4. To approve the claims totaling \$464,148.30. Copy filed.
- 5a. To approve the separation of Ajay Alexander, Attorney – HIDTA Grant, County Attorney Dept., effective 04-13-18. Resignation.; the promotion of Susan Ahlquist, Clerk III Cashier, County Treasurer Dept., effective 04-18-18, \$21.95/hour, 6.7%=\$1.39/hr. Promotion from Clerk II to Clerk III Cashier.; the transfer of Tonia Abell, Clerk III, Human Resources Dept., effective 04-18-18, \$20.88/hour, 3.8%=\$.78/hour. Position Transfer from Senior Clerk to Clerk III.; the reclassification of Diane Smith, Asst. County Attorney, County Attorney Dept., effective 04-30-18, \$89,973/year, 3.5%=\$3,026/year. Per AFSCME Asst. County Attorney Contract agreement, from Step 10 to Step 11.; the end of probation of Jeremiah Casson, Motor Grader Operator, Secondary Roads Dept., effective 04-30-18, \$23.29/hour, 3%=\$.69/hour. Per CWA Secondary Roads Contract agreement, End of Probation Salary Increase.; the promotion of Christopher Jansen, Deputy Sergeant, County Sheriff Dept., effective 05-07-18, \$33.66/hour, 7%=\$2.26/hour. Promotion from Master Deputy to Deputy Sergeant.; and the promotion of Nathan Sands, Deputy Sergeant, County Sheriff Dept., effective 05-07-18, \$33.66/hour, 7%=\$2.26/hr. Promotion from Master Deputy to Deputy Sergeant. Copy filed.
- 5b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk II, County Treasurer Dept. AFSCME Courthouse: \$16.03/hour. Copy filed.
- 5c. To approve request of Mona Scaletta to remain on County Health Insurance. Copy filed.
6. To receive the Auditor's Quarterly Report for the Quarter ending March 31, 2018. Copy filed.
7. To approve the 28E agreement between Woodbury County, IA and Woodbury Soil and Water Conservation District for funding and management of a watershed inspection and maintenance program in Woodbury County, State of Iowa. Copy filed.
- 8a. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes through the redemption for Donna Stabile, parcel #894734432035, 1217 S. Irene St., Sioux City.

**OF TAXES THROUGH THE REDEPTION PROCESS**

**WHEREAS**, Donna Stabile and as joint titleholder of property located at 1217 S. Irene St., Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

**Parcel # 8947 34 432 035**

**WEST MORNINGSIDE LOT 11 & LOT 12 BLK 4**

**WHEREAS**, Donna Stabile, as joint titleholder of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code Section 447.9(3) and,

**WHEREAS**, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby directs the County Auditor to redeem this property Parcel #894734432035 owned by the petitioner from the holder of a certificate of purchase of the amount necessary to redeem under section 447.9, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this parcel.

**SO RESOLVED** this 17th day of April, 2018.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 8b. To approve the lifting of tax suspension for petitioners who failed to re-certify their income or income does not qualify for continues tax suspension. Copy filed.
- 9. To approve the CEDCORP’s request to re-amortize the principal balance of \$66,741.15 for an additional 5 years with the original interest rate. Copy filed.

Carried 5-0.

- 10. A public hearing was held at 4:35 p.m. for the sale of parcel #894728115009, 1015 Pierce St. The Chairperson called on anyone wishing to be heard.

Motion by Taylor second by De Witt to close the public hearing. Carried 5-0.

Motion by De Witt second by Taylor to approve and authorize the Chairperson to sign a Resolution for the sale of real estate parcel #894728115009, 1015 Pierce St., to Kathleen F. Miller Revocable Trust of 2010, 507 7<sup>th</sup> St., Ste 100, Sioux City, IA, for \$2,500.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OR SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION #12,714**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

**By Kathleen F. Miller Revocable Trust of 2010** in the sum of **Two Thousand Five Hundred Dollars & 00/100 (\$2,500.00)**-----dollars.

For the following described real estate, To Wit:

**Parcel #89728115009  
Lot 11 Block 57 Sioux City East Addition, City of Sioux City, Woodbury County, Iowa  
(1015 Pierce Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said

Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 17<sup>th</sup> Day of April, 2018.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

11. A Certificate for 4 hours of Paid Time Off was awarded to Lisa Robinson. Copy filed.
12. A public hearing was held at 4:45 p.m. for the Final Reading to amend the text in the Land Use Summary Table of Allowed Uses (Section 3.03-4) in the Woodbury County Zoning Ordinance (2008). The Chairperson called on anyone wishing to be heard.  
  
Motion by Taylor second by Radig to close the public hearing. Carried 5-0.  
  
Motion by Radig second by Ung to approve the Final Reading to amend the text of the Woodbury County Zoning Ordinance (2008) to add the sale of Fireworks as a Principal Allowed Use in the General Commercial Zoning District in the Land Use Summary Table of Allowed Uses in Section 3.03-4, under the Retail sales, service and rentals of consumer, home and business goods and to adopt ordinance #47. Carried 5-0. Copy filed.
13. Motion by Taylor second by Pottebaum to approve Memorandum of Understanding and policy language update to the Employee Handbook. Carried 5-0. Copy filed.
14. Motion by Ung second by De Witt to receive for signature the Grant Monitoring Policy/Procedure and implement immediately. Carried 5-0. Copy filed.
- 15a. Motion by Pottebaum second by Radig to approve the salary increases of 3% for the certification level of Advanced Emergency Technicians and 6% for the certification of Paramedic in the Operations Officer positions. Carried 5-0. Copy filed.
- 15b. Motion by Radig second by Taylor to approve the revised job description for the position of Operations Officers to reflect the minimum educational requirements as an Iowa Paramedic. Carried 5-0. Copy filed.
- 15c. Motion by Radig second by Pottebaum to authorize the creation of two (2) Full-time and one (1) ¼ Part-time Operations Officer-Paramedic positions. Carried 5-0. Copy filed.
- 15d. Motion by Radig second by Taylor to approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for (2) F/T Operations Officers and (1) P/T ¼ Operations Officer (2.25 FTE), Emergency Services Dept. Wage Plan: \$17.31-\$18.35/hour. Carried 5-0. Copy filed.
16. Motion by De Witt second by Ung to approve repairs and upgrades in the amount of \$115,700.00 for Trospen Hoyt HVAC systems. Carried 5-0. Copy filed.
17. Information on possible changes to county dust remediation policy was presented by County Engineer Mark Nahra. Copy filed.

18. Board members gave reports on their committee meetings.
19. Dick Owens, Sioux City, discussed the mental health funding with the Board.
20. There were no Board concerns.

The Board adjourned the regular meeting until April 24, 2018.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY  
SIOUX CITY, IOWA 51101

*Office of Commissioner of Elections*

620 DOUGLAS ST., ROOM 103



**Patrick F. Gill**  
Commissioner  
Phone 712-279-6465  
Fax 712-279-6629  
pgill@woodburycountyiowa.gov

**Steve Hofmeyer**  
Deputy Commissioner  
Phone 712-279-6465  
Fax 712-279-6629  
shofmeyer@woodburycountyiowa.gov

To: Board of Supervisors

From: Patrick F. Gill, Auditor/Recorder & Commissioner of Elections

Date: April 19, 2018

Re: Danbury City Council Member Appointment

Please receive the appointment of Joseph Allen, 617 Wilkens Street, Danbury, IA, as a Danbury City Council Member. The appointment was made on April 10, 2018, to fill the position previously held by Steve Halbur, until the next regular election.



**NOTICE OF APPOINTMENT TO FILL A VACANCY**

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: City of Danbury School/City/Township/  
Brooke Keifton (Clerk) Extension/Soil & Water  
4-16-18 Secretary/Clerk  
Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Council  
Name Joseph Allen  
Address 617 Wilkens Street  
City/Zip Danbury 51019  
Date of appointment 4-10-18

This appointment is to fill the office previously held by:

Steve Halbur  
(Name of previous official)

PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR RECORDER  
COMMISSIONER OF ELECTIONS  
2018 APR 16 PM 1 34



**RESOLUTION #****NOTICE OF PROPERTY SALE****Parcels #894729101028**

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

**The East One-half (E ½) of the vacated North/South alley abutting the South One Hundred Feet (S 100') of Lot 5 (5), Block Three (3), South Smith's Villa Addition to Sioux City, Woodbury County, Iowa  
(1621 Villa Ave.)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **8<sup>th</sup> Day of May, 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 **8<sup>th</sup> Day of May, 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 \$189.00** 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 24<sup>th</sup> Day of April, 2018.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Patrick F. Gill  
Woodbury County Auditor  
and Recorder

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Rocky De Witt, Chairman

**REQUEST FOR MINIMUM BID**

Name: Natalie Bass Date: 7/6/17  
Address: 1619 Villa Ave Phone: 899-0467

Address or approximate address/location of property interested in:  
1621 Villa Ave

GIS PIN # 894729101028

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

**Legal Description:**

Vac N/S alley adj to Lot 6 Block 3  
South Smith's

Tax Sale #/Date: #893 6/15/2015 Parcel # 473793

Tax Deeded to Woodbury County on: N/A

Current Assessed Value: Land \$100- Building 0 Total \$0

Approximate Delinquent Real Estate Taxes: \$265

Approximate Delinquent Special Assessment Taxes: \$1,085-

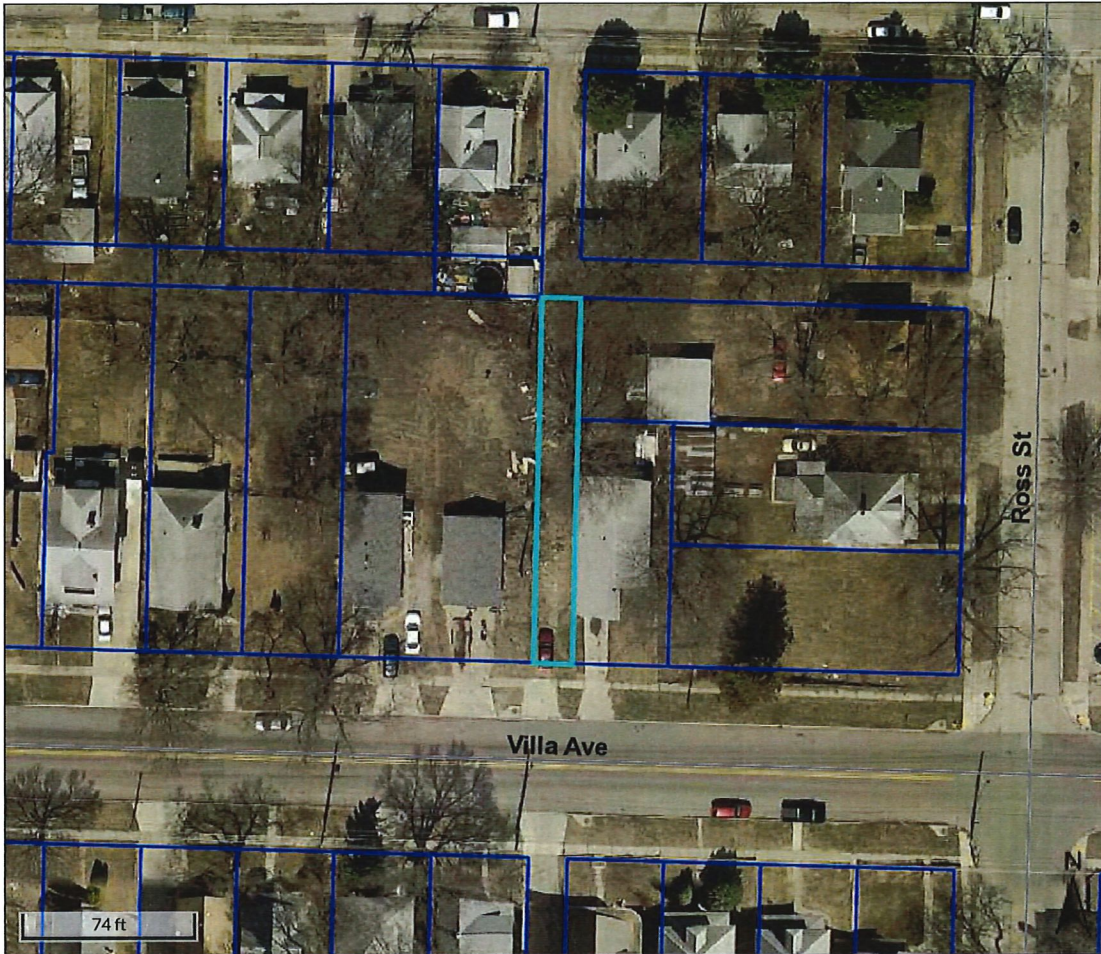
\*Cost of Services: N/A \$179.00

Inspection to: Matthew Woy Date: 8/7/17

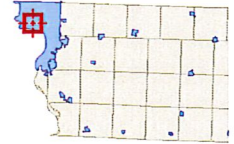
Minimum Bid Set by Supervisor: \$10 (costs) \$189.00 (cost of service) Total  
*plus*

Date and Time Set for Auction: Tuesday, May 8<sup>th</sup> @ 4:35

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



Overview

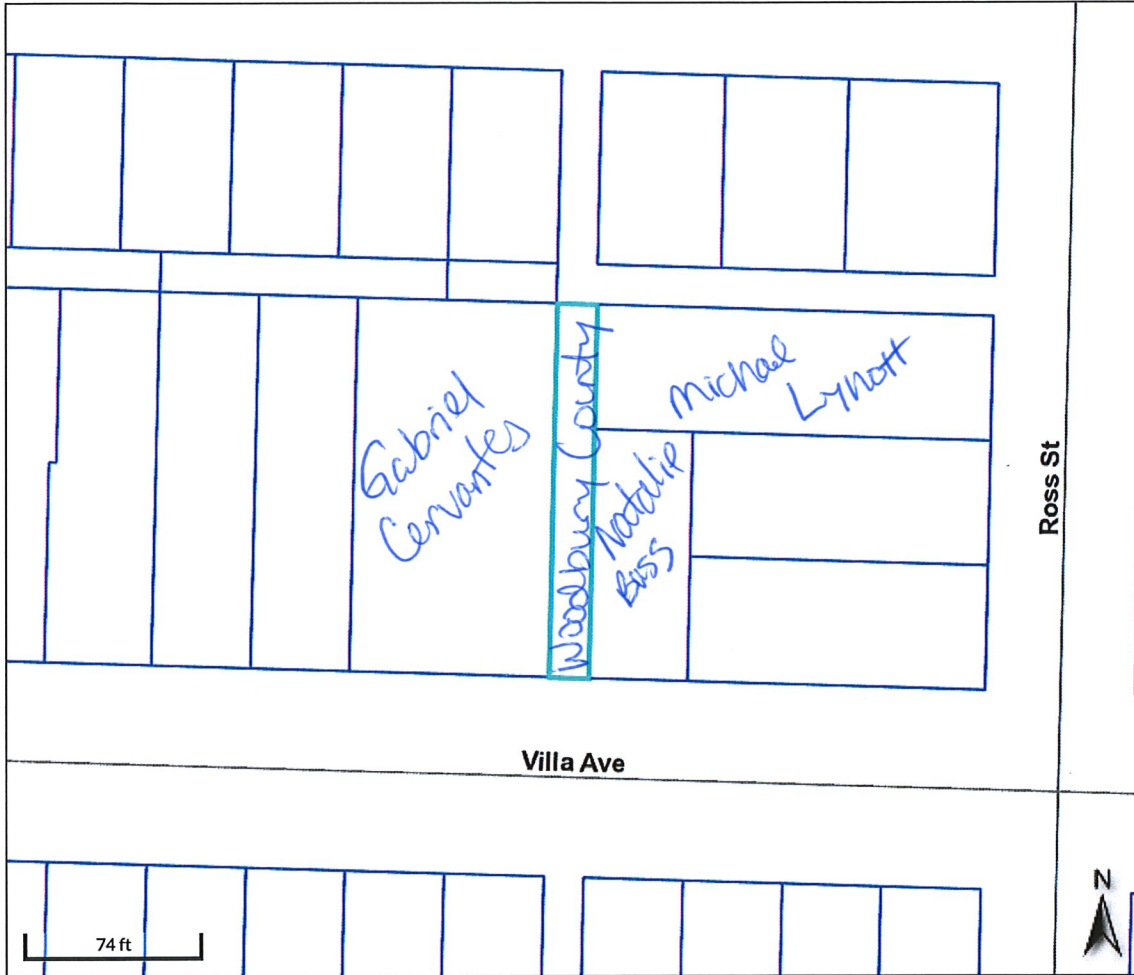


Legend

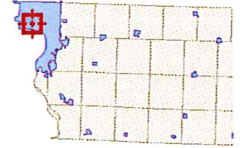
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales
- 2015
- 2016
- 2017
- Sioux City Residential Sales
- ▭ Parcels

Parcel ID	894729101028	Alternate ID	473793	Owner Address	HOGAN JOSEPH E
Sec/Twp/Rng	n/a	Class	R		PO BOX 862
Property Address	1621 VILLA AVE	Acreage	n/a		SIOUX CITY IA 51102-0862
	SIOUX CITY				
District	087				
Brief Tax Description	SO SMITHS VILLA VAC N/S ALLEY ADJ TO LOT 6 BLK 3				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 7/11/2017  
 Last Data Uploaded: 7/10/2017 10:59:13 PM



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894729101028	Alternate ID	473793	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1621 VILLA AVE	Acreeage	n/a		SIOUX CITY IA 51101
	SIOUX CITY				
District	087				
Brief Tax Description	SO SMITHS VILLA VAC N/S ALLEY ADJ TO LOT 6 BLK 3				
	(Note: Not to be used on legal documents)				

Date created: 4/19/2018  
 Last Data Uploaded: 4/18/2018 7:07:43 PM

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: April 24, 2018

\* PERSONNEL ACTION CODE:

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

TO: **WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Robinson, Lisa	Veteran Affairs	5-01-18	Clerk II	\$20.56/hour	0%	T	Position Transfer from Wage Plan Clerk II to AFSCME Clerk II.
Forch, John	Secondary Roads	5-06-18	District Foreman	\$69,846.40/year	2%= \$1,414.40/yr	R	Per Wage Plan Matrix, 6 year Salary Increase.
Fitch, Wyatt	Secondary Roads	5-21-18	Temporary Engineering Aide	\$14.00/hour		A	Not to exceed 120 days.
Wilson, Dennis	County Sheriff	5-31-18	Jail Sergeant			S	Retirement.

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:** April 24, 2018

For the April 24, 2018 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

1. Veteran Affairs Clerk II, Position Transfer.
2. Secondary Roads District Foreman, Salary Increase.
3. Secondary Roads Temporary Engineering Aide, Appointment.
4. County Sheriff Jail Sergeant, Retirement.

Thank you

HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA

#7b

DATE: April 24, 2018

REQUEST TO DEAUTHORIZE COUNTY POSITION(S)

DEPARTMENT	POSITION	APPROVED	DISAPPROVED
Veteran Affairs	Wage Plan Clerk II		
	(Deauthorize to Authorize an AFSCME Clerk II)		

\_\_\_\_\_  
Chairman, Board of Supervisors



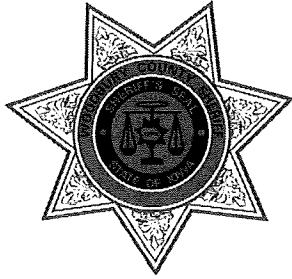
**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE:** April 24, 2018

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
County Sheriff	Civilian Jailer	CWA: \$18.72/hour		
Veteran Affairs	AFSCME Clerk II	AFSCME: \$16.03/hour		

\_\_\_\_\_  
Chairman, Board of Supervisors



# Woodbury County Sheriff's Office

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

DAVID A. DREW, SHERIFF

PHONE: 712.279.6010  
E-MAIL: [ddrew@woodburycountyiowa.gov](mailto:ddrew@woodburycountyiowa.gov)  
FAX: 712.279.6522

18 April 2018

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

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to begin the hiring process for a Correctional Officer position, April 25th, 2018. We request this be placed on the agenda for the Tuesday, April 24th, 2018, Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

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

Dave Drew, Sheriff

Cc: file

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

Date: 04/18/2018 Weekly Agenda Date: 04/24/2018

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

**WORDING FOR AGENDA ITEM:**

Approval of the dates and financial impact of the 2018 Annual Fall Safety Day and Health/Wellness Fair.

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Woodbury County provides annual Safety/Harassment training to Secondary Roads and Conservation. It will be held on November 1, 2018. Also a Health/Wellness Fair for all employees, September 26, 2018.

**BACKGROUND:**

These annual events have been approved in the past for the benefit of the employees and further County goals.

**FINANCIAL IMPACT:**

Breakfast and lunch provided for the Safety training will be approximately \$840. The Health/Wellness Fair financial impact will be lunch provided at an approximate cost of \$1,395.00. The same as last 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:**

[Empty box for recommendation]

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the Annual Fall Safety and Health/Wellness Fair dates and financial impact.

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

Date: 4-19-18 Weekly Agenda Date: 4-24-18

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

**WORDING FOR AGENDA ITEM:**

Presentation of Award Certificate to Bryan Maron

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Presentation of Award Certificate for 4 hours of Paid Time Off to Bryan Maron.

**BACKGROUND:**

On 6-16-15 the Board of Supervisors approved the participation of Woodbury County employees in the City of Sioux City Blood Drives and to provide the same incentive of four hours of paid time off to employees who reach gallon milestones. Recipients of this award have been kind enough to donate to the blood bank for the benefit of others.

**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:**

**ACTION REQUIRED / PROPOSED MOTION:**

**CERTIFICATE OF AWARD**  
**FOUR (4) HOURS OF PAID TIME OFF**  
**AWARDED TO**  
**BRYAN MARON**

**FOR THE GENEROUS DONATION OF 12 GALLONS TO THE LIFESERVE BLOOD CENTER  
(TIME OFF MUST BE REDEEMED WITHIN SIX MONTHS FROM THE DATE BELOW)**

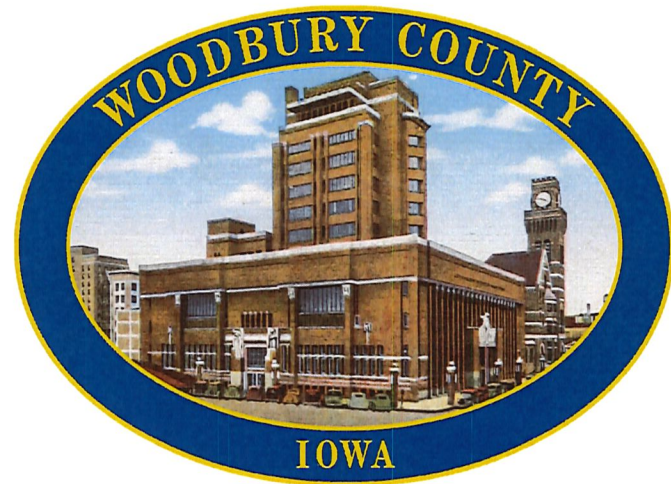
*Rocky DeWitt*, Board of Supervisors, Chairman

*Marty Pottebaum*, Board of Supervisors

*Keith Radig*, Board of Supervisors

*Jeremy Taylor*, Board of Supervisors

*Matthew Ung*, Board of Supervisors



*April 24th, 2018*

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

#9

Date: 4/19/18 Weekly Agenda Date: 4/24/18

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisors Jeremy Taylor & Matthew Ung

**WORDING FOR AGENDA ITEM:**

Approval of Resolution: Rededication of the 100th Anniversary Courthouse Cornerstone

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This resolution will be read on May 1, 2018, during the rededication of the courthouse cornerstone.

**BACKGROUND:**

n/a

**FINANCIAL IMPACT:**

n/a

**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:**

See below.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the resolution.

**RESOLUTION # \_\_\_\_\_**

**REDEDICATION OF THE 100<sup>TH</sup> ANNIVERSARY COURTHOUSE CORNERSTONE**

WHEREAS, the Board of Supervisors in 1915 chose William L. Steele, an architect of unbridled imagination and a protégé of Frank Lloyd Wright and Louis Sullivan, to design our Woodbury County Courthouse; and

WHEREAS, with associate architects George Elmslie and William Purcell, William Steele presented the Board with bold and intricate plans for what is now the largest public Prairie School building in the United States, the style garnering its name from long horizontal framing and arrowhead motifs paying homage to the horizons of Midwestern prairies; and

WHEREAS, the Board of Supervisors, including Henry Metz, E.C. Copeland, Robert J. Anderson, Edward Cradit, and John F. Lord, unanimously approved the plans, and in 1916 began construction of the \$850,000 courthouse which utilized local union workers and Roman-style brick from Sioux City Brick & Tile, and was completed in 1918; and

WHEREAS, the Board in December 30, 1918 adopted a resolution that stated after “the Court House has been completed and occupied with comfort and satisfaction for some months,” the Supervisors extend “sincere thanks and appreciation” to William Steele and noted the work was “efficiently supervised and is of an exceedingly high grade, and the county has received full value, dollar for dollar, for the money invested,” and that today expert assessments place the current value up to \$100 million; and

WHEREAS, sculptor Alfonso Iannelli created masterpieces to adorn the courthouse, including the mighty Spirit of the Law, the family unit upon which civil society is built, and a great eagle stretching westward toward the future of America; and

WHEREAS, the murals of John W. Norton sit under the beauty of the rotunda’s elaborate dome, and represent the compassion of justice, the American work ethic, a community’s dream of progress, and the exemplary sacrifice of men and women for the defense of liberty and the protection of freedom during WWI; and

WHEREAS, the building originally a subject of public controversy and skepticism, has been on the National Register of Historic Places since 1973, has been a National Historic Landmark since 1996, has been named one of 200 key buildings in the United States by Whitney School of Design in New York City, and today is recognized as a remarkable work of craftsmanship; and

WHEREAS, the Courthouse has, to this day, and we hope for many generations to come, provided essential services and countless noble endeavors for the public good, with restorative efforts pledged to preserve our past while recommitting our promise to future generations; and

WHEREAS, the greatest value of the courthouse is the commitment to excellence, service, justice, and civil society that the people who labor and serve here represent to Woodbury County,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA the rededication of the time capsule we have withdrawn and now replace within the cornerstone of this great courthouse, which reminds us to honor truths and traditions needed for the next 100 years, and thus pause for a moment of hallowed reflection with deep appreciation for those who came before us, and who crafted such a building in a spirit of excellence for us to preserve for future generations.

BE IT SO RESOLVED this 24th day of April, 2018.

## WOODBURY COUNTY BOARD OF SUPERVISORS

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Rocky L. De Witt, Chairman

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Keith W. Radig, Member

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Jeremy J. Taylor, Member

---

Marty J. Pottebaum, Member

---

Matthew A. Ung, Member

Attest:

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Patrick F. Gill, Woodbury County Auditor



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

**#10a**

Date: 4-16-18 Weekly Agenda Date: 04-24-18

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Glenn Sedivy, Communications Director

**WORDING FOR AGENDA ITEM:**

Public hearing and approval of Fiber Lease with Long Lines

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Starcomm Executive Board recommends to the County Supervisors to approve a motion of a fiber optic lease with Long Lines.

**BACKGROUND:**

Woodbury County (STARCOMM) currently owns and operates a fiber optic cable from 6th and Lewis to 4647 Stone Avenue (Western Iowa Tech College radio tower in Sioux City Iowa. Long Lines wishes to enter into an initial 10 year agreement to lease 12 strands of this fiber.

**FINANCIAL IMPACT:**

Long Lines will lease this fiber for \$12,000.00 per year for their operations, this will be new revenue to be used within the Starcomm operating budget.

**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 Fiber Lease with Long Lines

**ACTION REQUIRED / PROPOSED MOTION:**

Approve Fiber Lease with Long Lines

# RESOLUTION # 12,710

## NOTICE OF PROPERTY LEASE

**WHEREAS** Woodbury County, Iowa is the owner of a 144 strand fiber optic cable that extends between 6<sup>th</sup> and Lewis and 4647 Stone Avenue, Western Iowa Tech radio tower that is operated by the Siouxland Tri-State Radio Communications System (hereinafter referred to as "STARCOMM"); and

**WHEREAS** Long Lines desires to enter a lease with Woodbury County, Iowa and Starcomm to use 12 strands of this Starcomm fiber for their operations;

**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 **April 24, 2018 at 4:40 p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to lease fiber on the Starcomm for an initial term of ten (10) years, with the possibility of four (4) additional five (5) year renewal terms.
3. That said Board proposes to lease the real estate at a rate of \$12,000.00 annually during the initial term with the amount of the rent increasing by 10% in each of the renewal terms.
4. That this resolution, preceded by the caption "Notice of Property Lease" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this April 3<sup>rd</sup>, 2018

ATTEST:



Patrick F. Gill  
Woodbury County Auditor  
and Recorder

WOODBURY COUNTY BOARD OF SUPERVISORS

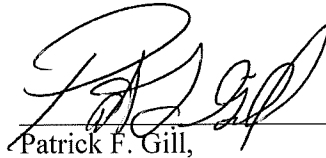


Recky De Witt, Chairman

## NOTICE OF PUBLIC HEARING

Governmental Body: The Board of Supervisors of Woodbury County, Iowa  
Date of Meeting: April 24<sup>th</sup>, 2018  
Time of Meeting: 4:40 p.m.  
Place of Meeting: Board Room, Woodbury County Courthouse, 620 Douglas Street,  
Sioux City, Iowa

Pursuant to the requirements of Sections 331.301(10)(d) and 331.443 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a Public Hearing on the date, time and place set forth above. The purpose of the Public Hearing will be to enter into a 10 year lease agreement with Long Lines to allow to them to operate on the Starcomm fiber optic system. The 10-year initial lease term is in the amount of \$12,000.00 annually. This funding will provide new revenue to be applied towards the Starcomm operating budget. Any resident or property owner of Woodbury County may present oral or written objections at the Public Hearing.



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Patrick F. Gill,  
Auditor of Woodbury County, Iowa

**LEASE AGREEMENT  
BETWEEN  
WOODBURY COUNTY  
AND  
LONG LINES**

**AGREEMENT**

**THIS AGREEMENT** is made on the \_\_\_\_ day of April 2018 by and between WOODBURY COUNTY, IOWA (the "County"), and Long Lines Metro, LLC, a Delaware limited liability company ("LONG LINES").

In consideration of the mutual covenants contained in this Agreement, the sufficiency of which is acknowledged, the parties agree as follows:

**SECTION 1. IDENTITY OF THE PARTIES.**

- A. WOODBURY COUNTY, located 620 Douglas Street, Suite 104, Sioux City, Iowa.
- B. LONG LINES is located at 501 Fourth Street, Sergeant Bluff, IA 51054.

**SECTION 2. DEFINITIONS.** The following words shall have the meanings set forth below. Words in the singular shall be held to include the plural and vice versa.

- A. "**Agreement**" means this document including the product, equipment and services referenced within this documentation.
- B. "**Designated Fiber**" shall mean the Designated Dark Fiber, between 6<sup>th</sup> and Lewis Blvd. and the WIT Security Institute Building located on the Western Iowa Tech Campus at 4647 Stone Avenue, Sioux City, Iowa 51106.
- C. "**Communications Cable**" means a cable of one or more fiber optic strands installed and owned by the County.
- D. "**Dark Fiber**" means a number of fibers, normally expressed in number of glass strands unless otherwise stated, between two specified locations that have no optronics or electronics attached to it, thus no light/communications signal is-being transmitted thru the fiber.
- E. "**Fiber**" means a glass strand or strands which is/are protected by a color-coded buffer tube and which is/are used to transmit a communication signal along the glass strand in the form of pulses of light.
- F. "**Communications Equipment**" means facilities or equipment provided, owned or installed by the County in, around or on the Designated Fiber.
- G. "**LONG LINES**" means Long Lines L.L.C.
- H. "**Patch Panel**" means termination point for ingoing and outgoing fiber connections for communications networks.
- I. "**TSI**" means the County fiber room located in the "The Security Institute Building"

**SECTION 3. PARTIES' OBLIGATIONS.**

A. Woodbury County shall give LONG LINES access to and permission to use fibers number 49,50,51,52,53,54,55,56,57,58,59,60 "SLATE TUBE" of Woodbury County fiber between the 6<sup>th</sup> and Lewis Blvd fiber vault to the T.S.I., within this route. Prior notice and approval of access to the leased fibers shall

be secured pursuant to Section 3 (E). LONG LINE's use of the fibers will not be restricted except by those restrictions set out by local, state, and federal authorities.

**B. Qualifications of Splicing Technicians.** LONG LINES shall use certified Fiber Splicing Technicians when splicing into the County's fiber cable. Such splicing is subject to the County's inspection prior to sealing of the splice case

**C.** Woodbury County shall provide LONG LINES twelve (12) continuous dark fibers between the 6<sup>th</sup> and Lewis Blvd fiber vault to the T.S.I.

**D.** The initial term of the Agreement shall be five (5) years from April 1<sup>st</sup>, 2018 (the "Initial Term") unless terminated earlier in accordance with the Termination section of this Agreement. Upon the expiration of the Initial Term, the Agreement will automatically be renewed for additional 5 year prior to the expiration of the agreement and each successive term.

**E. Annual Rent and Renewal Term,** LONG LINES shall pay a base annual rent during the initial term in the amount of \$12,000.00 Dollars, The Rent shall be payable in advance in equal monthly amounts of \$1000.00 each, due on the 1<sup>st</sup> day of each month. Woodbury County will invoice Long Lines for the monthly rent. All Rent more than thirty (30) days in arrears shall bear interest at the rate of twelve percent (12%) per annum from the initial date due until paid, but this provision shall not preclude Woodbury County from employing any remedy available to Woodbury County in this Agreement upon default in the payment of the Rent.

a. First Renewal Term (years 11 through 15) Rent shall be increased by 10% over the highest amount paid during the Initial Term.

b. Second Renewal Term (years 16 through 20) Rent shall be increased by 10% over the highest amount paid during the first Renewal Term

c. Third Renewal Term (years 21 through 25) Rent shall be increased by 10% over the highest amount paid during the second Renewal Term

d. Fourth Renewal Term (years 26 through 30) Rent shall be increased by 10% over the highest amount paid during the third Renewal Term

**E.** Woodbury County, or Woodbury County's authorized contractor, shall perform all maintenance on the Fiber, including any Fiber repairs, Fiber restoration, and Fiber relocation that becomes necessary during the term of this Agreement. In the event of a fiber cut or other need for an emergency repair, Woodbury County will make the repair and bill the party that is responsible for the cut for the entire cost of the repair.

**F.** Installation of LONG LINES Equipment. If LONG LINES or a contractor operating under the direction of LONG LINES performs any splicing, accesses splice cases, or performs any other procedure that could accidentally disrupt the passage of light in the Fibers or otherwise directly impact Woodbury County's Fibers, the activity must be preplanned and approved by the Woodbury County Communications Center five (5) working days in advance and performed during established Communications Maintenance Windows (normally 8 AM - 4 PM) LONG LINES shall call Woodbury County Communications Center at 279-6960 to establish all maintenance windows. LONG LINES may modify the Designated Dark Fiber by splicing, terminating, or otherwise extending the connection within its facilities beyond the patch panel.

#### **SECTION 4. EXCLUSION OF WARRANTIES.**

WOODBURY COUNTY MAKES NO WARRANTY TO LONG LINES OR ANY OTHER ENTITY, WHETHER EXPRESS, IMPLIED OR STATUTORY, AS TO THE INSTALLATION, DESCRIPTION, QUALITY, MERCHANTABILITY, COMPLETENESS, USEFUL LIFE, FUTURE ECONOMIC VIABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE DESIGNATED FIBER, ANY FIBERS, OR THE SYSTEM, OR AS TO ANY OTHER MATTER, ALL OF WHICH WARRANTIES ARE HEREBY EXPRESSLY EXCLUDED AND DISCLAIMED.

#### **SECTION 5. INDEMNIFICATION.**

**A.** LONG LINES shall indemnify and hold harmless, Woodbury County, its governing body, officials, and

employees from and against any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments arising directly out of the negligence or wrongful acts or omissions of any employee of LONG LINES, while acting within the scope of the employee's office of employment in connection with the performance of this Agreement.

**B.** Woodbury County shall indemnify and hold harmless LONG LINES, its owners, agents and employees from and against any and all costs, expenses, losses, claims, damages, liabilities, settlement and judgments arising directly out of the negligence or wrongful acts or omissions of any employee of Woodbury County, while acting within the scope of the employee's office of employment in connection with the performance of this Agreement.

**C.** Nothing contained herein shall operate as a limitation on the right of either party hereto to bring an action for damages against any third party, including indirect, special or consequential damages, based on any acts or omissions of such third party as such acts or omissions may affect the construction, operation or use of the Designated Fiber.; provided, however, that each party hereto shall assign such rights or claims, execute such documents and do whatever else may be reasonably necessary to enable the other party to pursue any such action against such third party.

**SECTION 6. LIMITATION OF LIABILITY.** Notwithstanding any provision of this Agreement to the contrary, in no event shall either party be liable to the other party for any special, incidental, indirect, punitive or consequential damages, whether foreseeable or not, arising out of, or in connection with, transmission interruptions or problems, or any interruption or degradation of service, including, but not limited to, damage or loss of property or equipment, loss of profits or revenue, cost of capital, cost of replacement services, or claims of customers, whether occasioned by any construction, reconstruction, relocation, repair or maintenance performed by, or failed to be performed by, the other party or any other cause whatsoever, including, without limitation, breach of contract, breach of warranty, negligence, or strict liability all claims for which damages are hereby specifically waived.

**SECTION 7. COUNTY'S PROPERTY.** Except as provided for in Section 3(E), LONG LINES shall not, and shall not permit others, to rearrange, disconnect, remove, attempt to repair, or otherwise tamper with any of Woodbury County's property without the written consent of Woodbury County. The Parties agree that no party other than Woodbury County or a contractor under the direct supervision of Woodbury County shall be permitted to perform maintenance or splicing on the Fiber.

**SECTION 8. LONG LINES EQUIPMENT.** LONG LINES shall have sole responsibility for installation and operation of LONG LINES Equipment. Woodbury County shall not be responsible for the operation or maintenance of any LONG LINES Equipment. Woodbury County shall not be responsible for the transmission or reception of communications or signals by LONG LINES Equipment or for the quality of, or defects in, such transmission or reception.

#### **SECTION 9. TERMINATION.**

**A. Termination for Cause.** Either party may terminate this Agreement if the other party breaches a material obligation under the Agreement and fails to correct the breach within 30 days of receiving written notice of the breach from the non-breaching party.

**B. Termination for Change in Law.** Woodbury County shall have the right to terminate this Agreement without penalty by giving 360 days' written notice to LONG LINES if one of the following events occurs: (a) Adequate funds are not appropriated or granted to allow Woodbury County to operate as required to fulfill its obligations under this Agreement; (b) Funds are de-appropriated or not allocated or if funds needed by Woodbury County at Woodbury County's Chairman's sole discretion, are insufficient for any reason; (c) Woodbury County's authorization to operate is withdrawn or there is a material change in the programs administered by Woodbury; or (d) Woodbury County's duties are substantially modified, at any time during the course of the Agreement or extensions of the Agreement.

**C. Termination Without Cause.** Either party may terminate this Agreement without penalty by giving 360 days written notice to the other party.

**SECTION 10. CONTRACT ADMINISTRATION.**

**A. Amendments.** This Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to this Agreement must be fully executed by the parties.

**B. Third Party Beneficiaries.** There are no third party beneficiaries to this Agreement. This Agreement is intended only to benefit LONG LINES and Woodbury County. This Agreement may not be assigned by LONG LINES without the written consent of Woodbury County.

**C. Choice of Law and Forum.** The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the choice of law provisions of Iowa law. In the event any judicial proceeding is commenced in connection with this Agreement, the exclusive jurisdiction for the proceeding shall be brought in Woodbury County District Court for the State of Iowa, Sioux City, Iowa. This provision shall not be construed as waiving any immunity to suit or liability including without limitation sovereign immunity in State or Federal court, which may be available to LONG LINES or Woodbury County.

**D. Integration.** This Agreement, including all the documents incorporated by reference, represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in this Agreement. The parties agree that if a Schedule, Addendum, Rider or Exhibit or other document is attached hereto by the parties, and referred to herein, then the same shall be deemed incorporated herein by reference.

**E. Not a Joint Venture.** Nothing in this Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, (or other association of any kind or agent/principal relationship) between the parties hereto. No party, unless otherwise specifically provided for herein, has the authority to enter into any agreement or create an obligation or liability on behalf of, in the name of, or binding upon another party to this Agreement.

**F. Supersedes Former Agreements.** This Agreement supersedes all prior Agreements between Woodbury County and LONG LINES for the services provided in connection with this Agreement.

**G. Waiver.** Any breach or default by either party shall not be waived or released other than by writing signed by the other party. Failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach or the right to require performance with respect thereto or to claim a breach with respect thereto.

**H. Notices.** Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail, return receipt requested, or by receipted hand deliver, by Federal Express, courier, or other similar and reliable carrier which shall be addressed to each party as set forth as follows:

WOODBURY COUNTY      Board of Supervisors  
620 Douglas Street, Suite 104  
Sioux City, Iowa 51101  
  
Woodbury County-Starcomm  
P.O. Box 447  
Sioux City, Iowa, 51102

To                              LONG LINES, L.L.C.  
ATTN:  
501 Fourth Street  
Sergeant Bluff, Iowa 51054

Each such notice shall be deemed to have been provided at the earliest of the following: (a) at the time it is actually received; or (b) in the case of overnight hand delivery courier or services such as Federal Express with guaranteed next day delivery, within one day; or (c) in the case of registered U.S. Mail, within five (5) days. From time to time, the parties may change the name and address of a party designated to receive notice. Such change of the designated person shall be in writing to the other party and as provided herein.

**I. Cumulative Rights.** The various rights, powers, options, elections and remedies of either party, provided in this Agreement, shall be construed as cumulative and no one of them is exclusive of the others or exclusive of any rights, remedies or priorities allowed either party by law. Nothing in this Agreement shall be construed as affecting, impairing or limiting the equitable or legal remedies to which either party may be entitled as a result of any breach of this Agreement.

**J. Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the invalid portion shall be severed from this Agreement. Such a determination shall not affect the validity or enforceability of any other part or provision of this Agreement.

**K. Obligations beyond Agreement Term.** This Agreement shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to this Agreement. All obligations of the parties incurred or existing under this Agreement as of the date of expiration, termination or cancellation will survive the expiration, termination or cancellation of this Agreement.

**L. Authorization.** Each party to this Agreement represents and warrants to the other that it has the right, power and authority to enter into and perform its obligations under this Agreement and that it has taken all requisite action (corporate, statutory, or otherwise) to approve execution, delivery and performance of this Agreement. This Agreement constitutes a legal, valid and binding obligation upon the parties in accordance with its terms.

**M. Successors in Interest.** All the terms, provisions, and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, and legal representatives.

**N. Counterparts and Facsimile Signatures.** The parties agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument. The parties further agree that the signatures on this Agreement or any amendment or schedule may be manual or a facsimile signature of the person authorized to sign the appropriate document. All authorized facsimile signatures shall have the same force and effect as if manually signed.

**O. Taxes: Federal, State and Local.** LONG LINES will be responsible to pay any Federal, State or Local Taxes.

**P. Further Assurances and Corrective Instruments.** LONG LINES agrees that it will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of this Agreement.

**Q. Assignment and Delegation.** This Agreement may not be assigned, transferred or conveyed in whole or in part without the prior written consent of the other party, which shall not be unduly withheld.



**SECTION 12. EXECUTION.**

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Agreement and have caused their duly authorized representatives to execute this Agreement.

**WOODBURY COUNTY**

**LONG LINES**

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

By: Brent Olson

Printed name: Rocky DeWitt

Printed name: Brent Olson

Title: Chairman

Title: President / CEO

Date: \_\_\_\_\_

Date: 3/26/18

Attest:

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

Patrick Gill  
County Auditor

Date: \_\_\_\_\_

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

**#10b**

Date: 04-16-18 Weekly Agenda Date: 04-24-18

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Glenn Sedivy, Communications Director

**WORDING FOR AGENDA ITEM:**

Approval of Resolution fixing date for a Public Hearing for an Agreement for New Cingular to a 3rd Amendment to a current Tower Lease

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Starcomm Executive Board recommends to the County Supervisors to set a Public Hearing for May 8th, 2018 at 4:40 pm for a 3rd Amendment to a current tower lease to New Cingular

**BACKGROUND:**

Woodbury County (STARCOMM) currently owns and operates a Communications Tower located at 3430 West 23rd Street Sioux City, Iowa. New Cingular wishes to enter into a 3rd amendment of the current lease

**FINANCIAL IMPACT:**

New Cingular will increase the current lease by \$475.00 for a new monthly amount of \$2,977.50. per month for their operations, this will be new revenue to be used within the Starcomm operating budget.

**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:**

Place this on the May 8th 2018 agenda as a Public Hearing

**ACTION REQUIRED / PROPOSED MOTION:**

Place this on the May 8th, 2018 agenda as a Public Hearing

# RESOLUTION #

## NOTICE OF PROPERTY LEASE AMMENDMENT

**WHEREAS** Woodbury County, Iowa is the deed holder to certain radio communications tower sites on the Siouxland Tri-State Radio Communications System (hereinafter referred to as "STARCOMM"); and

**WHEREAS** New Cingular Wireless PCS, LLC. (hereinafter referred to as "New Cingular") desires to enter a 3<sup>rd</sup> Amendment to the lease with Woodbury County, Iowa and Starcomm to use the Starcomm radio tower located at 3301 West 19<sup>th</sup> Street, Sioux City, Iowa.

**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 **May 8<sup>th</sup>, 2018 at 4:45 pm** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to the 3<sup>rd</sup> Amendment of a current lease space on the Starcomm system to New Cingular for the remaining second renewal term of five (5) years with the possibility of four (2) additional five (5) year renewal terms.
3. That said Board proposes to lease the real estate at a rate to increase \$475.00 per month bringing the total monthly rate to \$2,977.50 per month for the remaining second renewal term with the amount of the rent increasing by 10% in each of the renewal terms.
4. That this resolution, preceded by the caption "Notice of Property Lease Amendment" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 24<sup>th</sup> day of April, 2018

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Rocky De Witt, Chairman

Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

### THIRD AMENDMENT TO SITE LEASE AGREEMENT

It is agreed between the Woodbury County Board of Supervisors, c/o Starcomm Public Safety Board, the City of Sioux City, Iowa (“Lessors”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (“Lessee”) as follows:

WHEREAS, Lessors and Lessee (or their respective predecessors-in-interest) entered into a Site Lease Agreement between the parties signed on or about September 5, 2006 and went into effect on September 29, 2006 when the building permit was issued, with respect to a cell tower located at 3430 W. 23<sup>rd</sup> St, Sioux City, Iowa (the “Agreement”);

WHEREAS, the parties amended the Agreement on March 4, 2008 (“First Amendment”);

WHEREAS, Long Lines Communications, LLC a Delaware limited liability company, Long Lines Wireless, LLC, a Delaware limited liability company, Long Lines, LLC, a Delaware limited liability company, LL License Holdings, LLC, a Delaware limited liability company, LL License Holdings II, LLC, a Delaware limited liability company, Advanced Network Communications, L.L.C., an Iowa limited liability company (each an “Assignor” and, collectively, the “Assignors”), and LL Acquisition Company, LLC, a Delaware limited liability company (“Assignee”) entered into an Global Contribution, Bill Of Sale, Assignment, and Assumption Agreement dated December 20, 2013;

WHEREAS, LL Acquisition Company, LLC a Delaware limited liability company merged with and into New Cingular Wireless PCS, LLC a Delaware limited liability company on February 28, 2014.

WHEREAS, the parties amended the Site Lease Agreement on October 27, 2014 (“Second Amendment”);

WHEREAS, Lessors and Lessee desire to amend the Agreement to modify the notice section thereof;

WHEREAS, Lessors and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Lessors and Lessee, in their mutual interest, wish to amend the Agreement for a third time as set forth below accordingly (“Third Amendment”).

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessors and Lessee agree as follows:



Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

575 Morosgo Drive NE  
Atlanta, GA 30324

With a copy to: New Cingular Wireless PCS, LLC  
Attn: Legal Department  
Re: Cell Site # DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC - Sioux City  
FA No: 13169467  
208 S. Akard Street  
Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Lessors: Woodbury County, Iowa  
Board of Supervisors  
620 Douglas Street, Suite 104  
Sioux City, Iowa 51101

Starcomm Public Safety Board  
P.O. Box 447  
Sioux City, Iowa 51102  
ATTN: Glenn Sedivy

City of Sioux City, Iowa  
405 Sixth Street  
P.O. Box 447  
Sioux City, Iowa 51102  
ATTN: City Clerk

**6. Other Terms and Conditions Remain.** In the event of an inconsistencies between the Agreement and this Third Amendment, the terms of this Third Amendment shall control. Except as expressly set forth in this Third Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Third Amendment.

**7. Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, this Third Amendment is effective and entered into as of the date last written below.

Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

LESSORS:

Woodbury County Board of Supervisors  
c/o Starcomm Public Safety Board

By: \_\_\_\_\_  
Rocky DeWitt  
Title: Chairman  
Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Patrick Gill, County Auditor

City of Sioux City Iowa

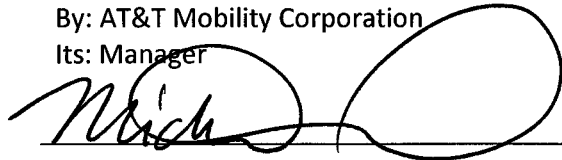
By: \_\_\_\_\_  
Robert E. Scott  
Title: Mayor  
Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Lisa L. McCardle, City Clerk

LESSEE:

Attest:

New Cingular Wireless PSC, LLC  
By: AT&T Mobility Corporation  
Its: Manager



By: \_\_\_\_\_  
Title: Name: Michelle Durand  
Date: Title: Manager of Real Estate & Construction  
Date: 4/12/18

Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

**CONSENT TO SUBLEASE AMENDMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Sioux City Community School District as Landlord and pursuant to Paragraph 8 of the Lease – Business Property dated October 25, 2004 hereby consents to the Sublease Amendment between Starcomm, Woodbury County, Iowa, the City of Sioux City and New Cingular Wireless PSC, LLC.

Sioux City Community School District

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]



Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

LESSOR ACKNOWLEDGEMENT

STATE OF IOWA

COUNTY OF WOODBURY

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF IOWA

COUNTY OF WOODBURY

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

LESSEE ACKNOWLEDGEMENT

STATE OF Minnesota

COUNTY OF Ramsey

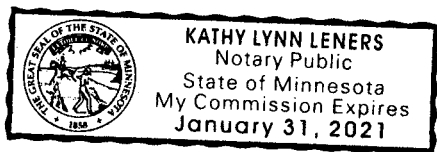
On the 12 day of Apr. 1 in the year 2018 before me, the undersigned authority, on this day personally appeared Michelle Edward of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said New Cingular Wireless PCS, LLC, and that he/she executed the same as the act of such Limited Liability Company for the purposes and consideration therein expressed, and in the capacity therein stated.

Kathy Leners

Notary Public

Printed Name: \_\_\_\_\_

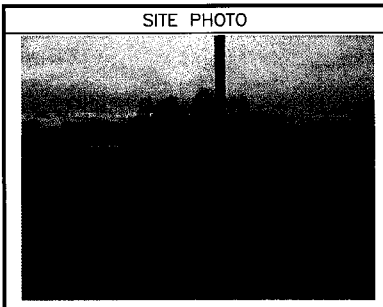
My Commission Expires: 1/31/2021



Market: MNP  
Cell Site Number: DESMIAU1753  
Cell Site Name: WEST\_HIGH-LLW-IASC-Sioux City  
Fixed Asset Number: 13169467

**EXHIBIT A-3**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO AT&T. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



SITE PHOTO

**PROJECT INFORMATION**

SITE NAME: LLW\_IASC WEST HIGH  
 COUNTY: WOODBURY  
 ADDRESS: 3301 WEST 19TH STREET  
 SIOUX CITY, IA 51103  
 JURISDICTION: CITY OF SIOUX

SITE NUMBER: IAL01753  
 FA NUMBER: 13169467  
 PTN: 3529A0AJB4  
 PACE: MRUMW020022  
 USID: 160381

LATITUDE: 42° 30' 43.9518" N (42.512209)  
 LONGITUDE: 96° 27' 17.9876" W (-96.454991)

GROUND OWNER: WOODBURY, IA

APPLICANT: AT&T WIRELESS  
 901 S. MARQUETTE AVE.  
 MINNEAPOLIS, MN 55402

AT&T PROJECT MANAGER: PETER MCENERY  
 PHONE: (952)-258-9629  
 EMAIL: PM753T@ATT.COM

AT&T CONSTRUCTION MANAGER: ANTHONY J SANTI  
 PHONE: (763) 203-3915  
 EMAIL: AS539A@ATT.COM


**PROJECT CONSULTANTS**

PROJECT MANAGEMENT: SAC WIRELESS  
 540 W. MADISON ST. 17TH FLOOR  
 CHICAGO, ILLINOIS 60661  
 CONTACT: AMY HUTCHINGS  
 EMAIL: AMY.HUTCHINGS@SACW.COM  
 PHONE: (312) 967-4270

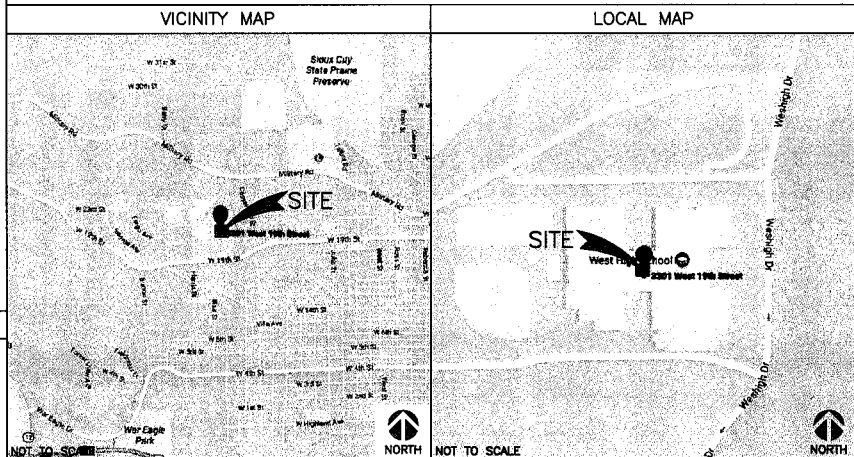
SITE ACQUISITION ZONING: SAC WIRELESS  
 540 W. MADISON ST. 17TH FLOOR  
 CHICAGO, ILLINOIS 60661  
 CONTACT: ASHLEY RICHARDSON  
 EMAIL: ASHLEY.RICHARDSON@SACW.COM

ENGINEER: DARRIN KOTECKI  
 GPD ENGINEERING AND ARCHITECTURE  
 PROFESSIONAL CORPORATION  
 520 SOUTH MAIN STREET, STE. 2531  
 AKRON, OHIO 44371  
 CONTACT: KEVIN FRALEIGH  
 PHONE: (330) 572-2100

CONSTRUCTION: SAC WIRELESS  
 540 WEST MADISON ST., 16TH FLOOR  
 CHICAGO, IL 60661  
 CONTACT: DIANA HUBBARD  
 PHONE: DIANA.HUBBARD@SACW.COM




**PROJECT :** LTE 3C  
**SITE # :** IAL01753  
**FA # :** 13169467  
**PTN # :** 3529A0AJB4  
**PACE # :** MRUMW020022  
**SITE NAME :** LLW\_IASC WEST HIGH  
**ADDRESS :** 3301 WEST 19TH STREET  
**JURISDICTION:** CITY OF SIOUX



**DRIVING DIRECTIONS**

DIRECTIONS FROM: AT&T OFFICE: HEAD NORTH ON MARQUETTE AVE TURN RIGHT (EAST SOUTHEAST) ONTO 8TH ST S TURN RIGHT (SOUTH SOUTHWEST) ONTO SR 65 GO STRAIGHT (SOUTH) ONTO I-35W S RAMP AT EXIT 13B, GO STRAIGHT (WEST) ONTO I-90 W MN AT EXIT 400, KEEP RIGHT (SOUTH SOUTHWEST) ONTO I-229 S RAMP AT EXIT 1B, KEEP LEFT (SOUTH SOUTHEAST) ONTO I-29 S RAMP AT EXIT 4, KEEP RIGHT (SOUTH SOUTHEAST) ONTO N SHORE DR RAMP GO STRAIGHT (EAST) ONTO CR 23 TURN RIGHT (SOUTHEAST) ONTO SR 105 TURN LEFT (SOUTHEAST) ONTO MILITARY RD KEEP RIGHT (SOUTH SOUTHEAST) ONTO RIVERSIDE BLVD GO STRAIGHT (SOUTH) ONTO SR 12 TURN LEFT (EAST) ONTO PAUL AVE ARRIVE AT WEST 19TH STREET, SIOUX CITY, IA 51103



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA, CALL IOWA ONE CALL  
 TOLL FREE: 1-800-292-6866 OR  
 www.iowaonecall.com

IOWA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU DIG/DATE

**DRAWING INDEX**

T1	TITLE SHEET
SP1	NOTES & SPECIFICATIONS
A1	COMPOUND PLAN
A2	EQUIPMENT PLAN
A3	TOWER ELEVATION
A4	ANTENNA PLAN
A5	ANTENNA & CABLE CONFIGURATION
A6	ANTENNA, RRH AND MOUNTING DETAILS
A7	CABLE NOTES & COLOR CODING
E1	GROUNDING DETAILS
E2	GROUNDING DETAILS & NOTES

**SCOPE OF WORK**

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- INSTALL (3) NEW 3C ANTENNAS IN POSITION 4 (1 PER SECTOR)
- INSTALL (3) NEW 3C RRHs IN POSITION 4 (1 PER SECTOR)
- INSTALL (1) NEW 8 AWG 6 DC TRUNK,
- INSTALL NEW DC/FIBER JUMPERS
- INSTALL (3) NEW 25 AMP DC BREAKERS IN EXISTING POWER PLANT

**LICENSED PROFESSIONAL ENGINEER**  
**DARRIN KOTECKI**  
**20666**  
**2006**  
**IA**

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.  
**DARRIN KOTECKI, PE**  
 Printed or typed name: DARRIN KOTECKI, PE  
 License number: 20666  
 My license renewal date is December, 31, 2018  
 Pages or sheets covered by this seal: 1

- CODE COMPLIANCE**
- 2015 INTERNATIONAL BUILDING CODE
  - ANSI/TA-222 STRUCTURAL STANDARD FOR ANTENNA STRUCTURES
  - NFPA 780-LIGHTNING PROTECTION CODE
  - 2014 NATIONAL ELECTRICAL CODE

**REFERENCE MATERIALS**

- THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 06/27/2017

- SPECIAL NOTES**
- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
  - EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
  - THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.
  - STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.
  - SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**REVISIONS**

REV.	DATE	DESCRIPTION	INITIALS
A	08/03/17	ISSUED FOR REVIEW	KRG
B	08/16/17	ISSUED FOR REVIEW	AJM
0	09/01/17	FOR CONSTRUCTION	CJM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

**LTE 3C**  
**13169467**  
**LLW\_IASC WEST HIGH**  
**3301 WEST 19TH STREET**  
**SIOUX CITY, IA 51103**


SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T1**


- GENERAL CONSTRUCTION**  
 1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
 CONTRACTOR/CM - SAC WIRELESS  
 SUB-CONTRACTOR TBD  
 OWNER - AT&T WIRELESS
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
  - GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND ALL PROVISIONS, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
  - ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
  - ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
  - UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
  - PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
  - THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
  - IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
  - GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
  - ERECTOR SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAD PLUMBER AND TRUE AS INDICATED ON THE DRAWINGS.
  - SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
  - WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
  - THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES, ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
  - THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
  - GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
  - THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
  - THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A AT 2-A-10-BC AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
  - ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
  - ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE

- EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
  - CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
  - NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
  - THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
  - ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
  - ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
  - CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REQUIRES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
  - CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
  - THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
  - OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
  - NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
  - ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
  - CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
  - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
  - INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
  - NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- ANTENNA MOUNTING**
- DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
  - ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
  - ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
  - DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
  - ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
  - ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50-OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
  - PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS. REFER TO ND-00246.
  - JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
  - CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
  - TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
- TORQUE REQUIREMENTS**
- ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.


- ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.  
 A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.  
 B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
- FIBER & POWER CABLE MOUNTING**
- THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
  - THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
  - WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.
- COAXIAL CABLE NOTES**
- TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
  - CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
  - CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
  - ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".
  - ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.
  - CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
  - CONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A PART OF THE GROUNDING PLAN. ALL GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
  - CONTRACTOR SHALL PROVIDE STRAIN-RELIEF CABLE SUPPORTS FOR ALL ANTENNAS, ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. STRAIN-RELIEF CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE OF APPLICATION AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - CONTRACTOR TO VERIFY THAT EXISTING HANGERS ARE NOT STICKABLE SWAP IN POINTS. CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH PROPOSED SWAP IN POINTS IF APPLICABLE.
- GENERAL CABLE AND EQUIPMENT NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
  - ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
  - ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
  - IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:  
 A. TEMPERATURE SHALL BE ABOVE 50° F.  
 B. PAINT COLOR MUST BE APPROVED BY OWNER/LANDLORD.  
 C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.  
 D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
  - ALL CABLES SHALL BE GROUNDING WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.  
 A. GROUNDING AT THE ANTENNA LEVEL.  
 B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'-0". ADDITIONAL CABLE GROUNDING REQUIRED.  
 C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.  
 D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.  
 E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
  - ALL PROPOSED GROUND BAR DOWNLOADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLOADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.



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120 South Main Street, Suite 2311  
Sioux Falls, SD 57103  
605.972.3300 Fax: 605.972.3302  
GPO JOB#: 2017724-23.160381.01

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B	08/16/17	ISSUED FOR REVIEW	AJM
D	09/01/17	FOR CONSTRUCTION	CJM

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 Darrell A. Recki, PE  
 Printed on type 20666  
 Seal Number 20666  
 Expiration Date is December 31, 2018  
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3301 WEST 19TH STREET  
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SHEET TITLE

**NOTES & SPECIFICATIONS**

SHEET NUMBER

**SP1**

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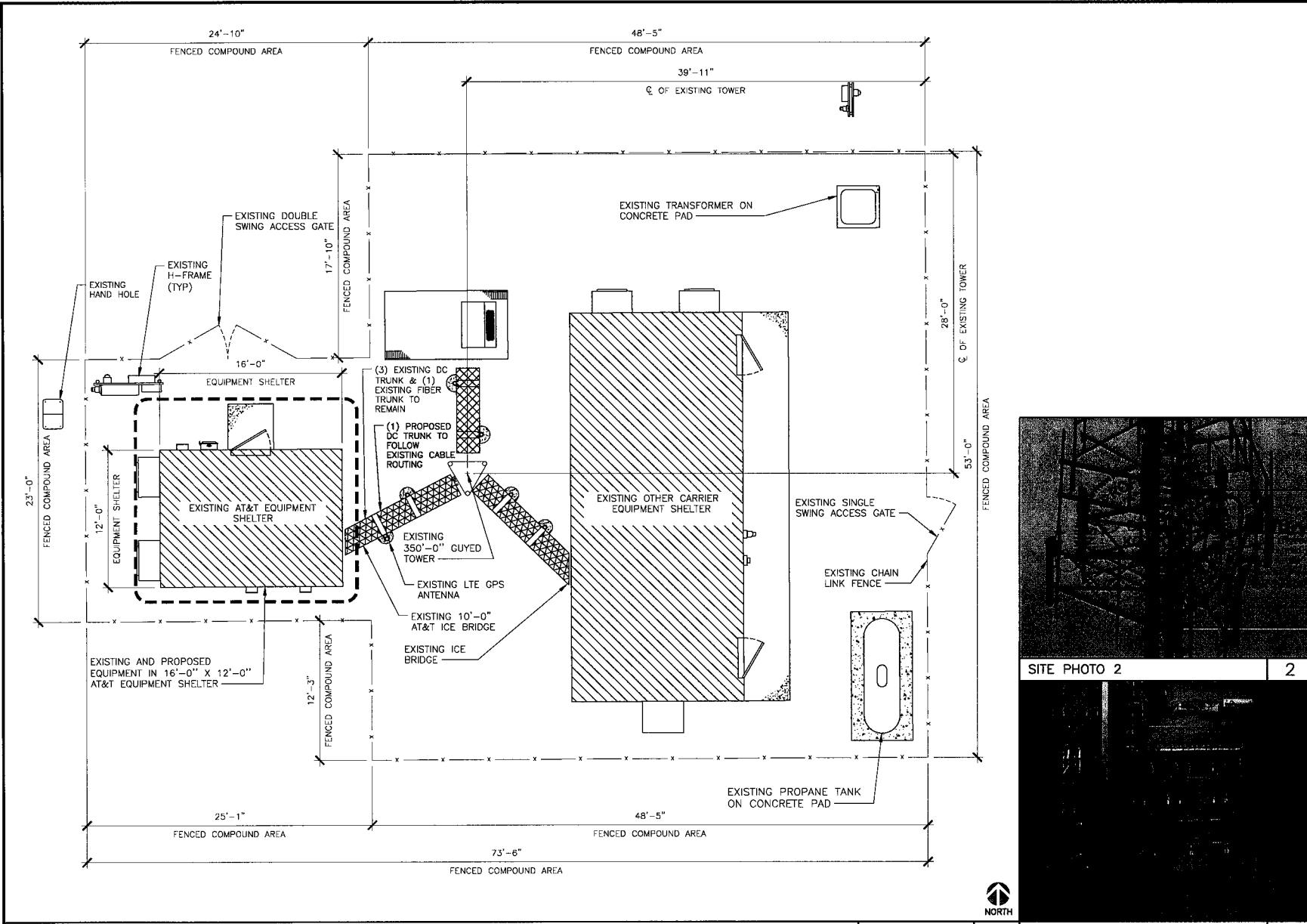
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 Prepared by this seal:

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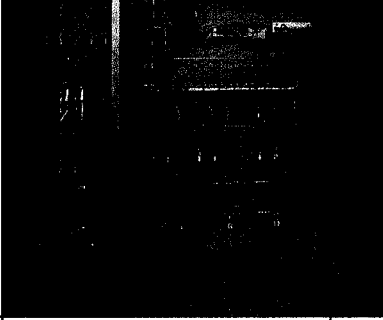
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SIOUX CITY, IA 51103

SHEET TITLE  
**COMPOUND PLAN**

SHEET NUMBER  
**A1**



SITE PHOTO 2 2



SITE PHOTO 1 1

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COMPOUND PLAN



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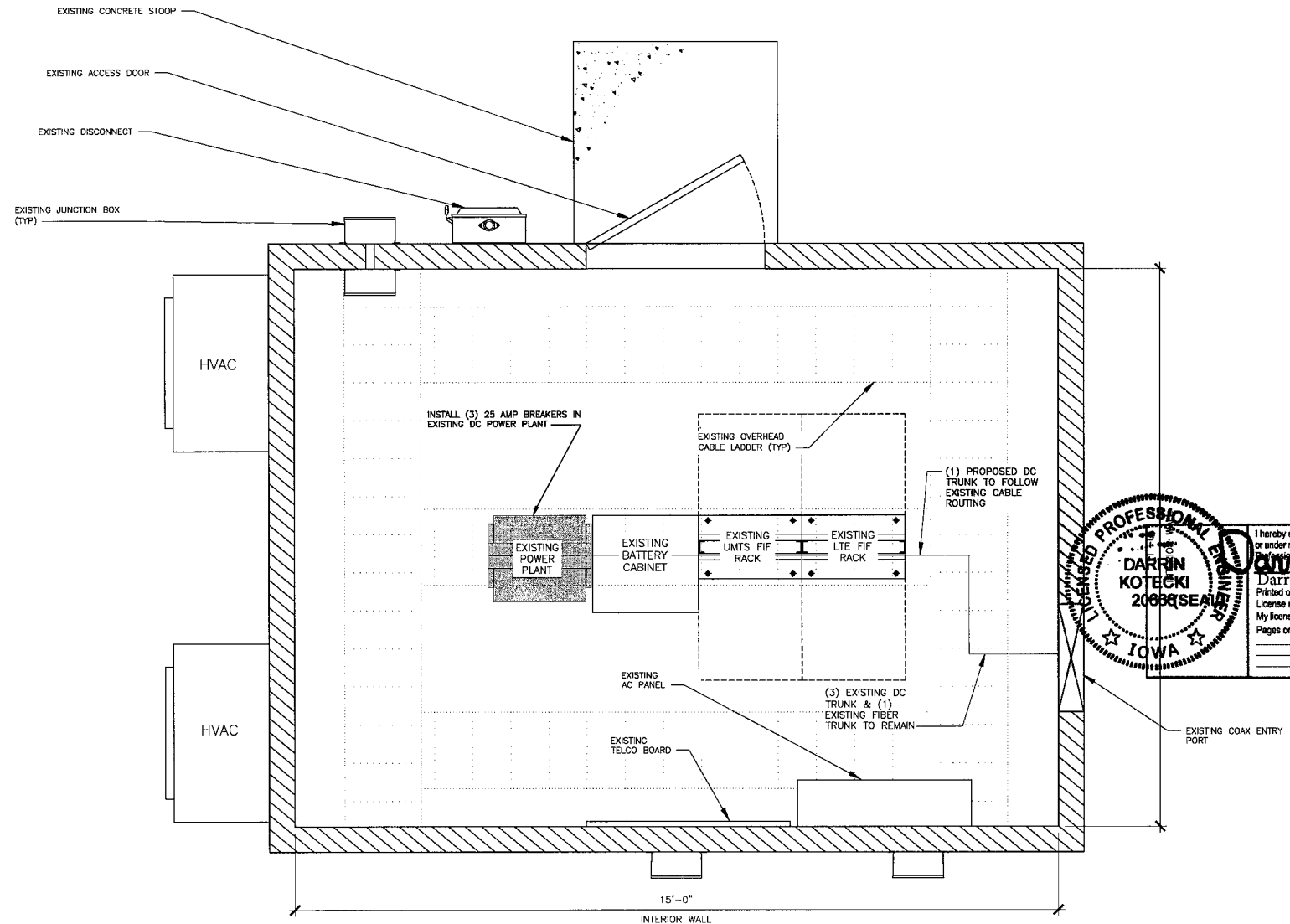


Professional Corporation  
520 South Main Street, Suite 2331  
Julesburg, CO 80701  
303.772.3100 Fax: 303.772.3102  
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Printed or typed name  
License number: 20666  
My license renewal date is December 31, 2018  
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EQUIPMENT PLAN

SCALE: 1/2" = 1'-0"



1

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SHEET TITLE  
**EQUIPMENT PLAN**

SHEET NUMBER  
**A2**



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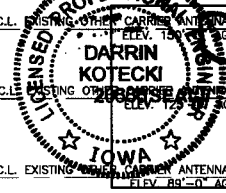


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My license number is 20666  
My license renewal date is December, 31, 2018  
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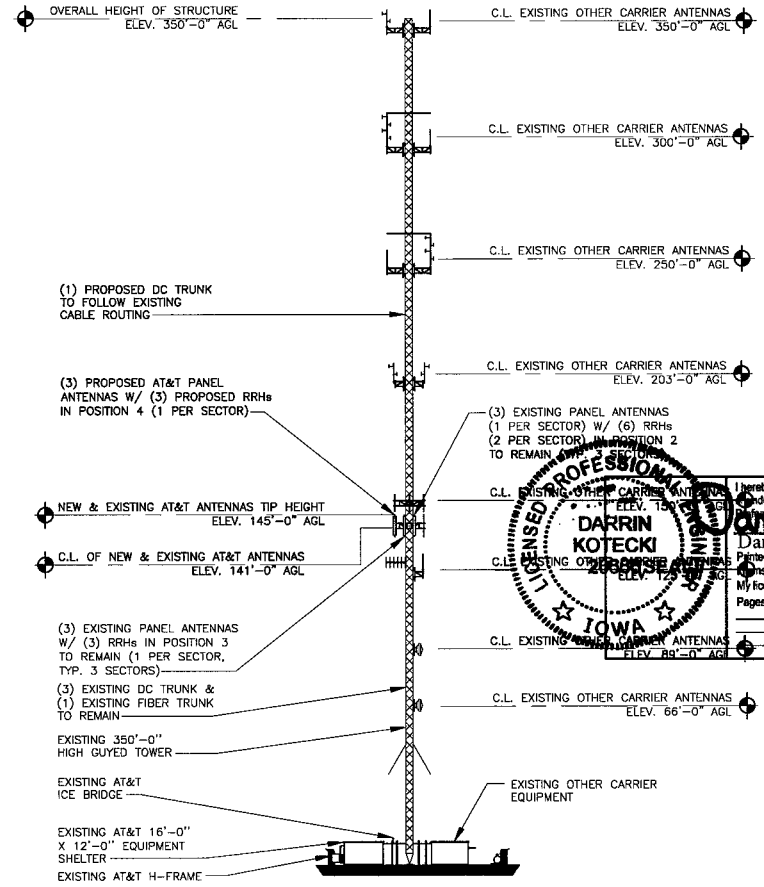
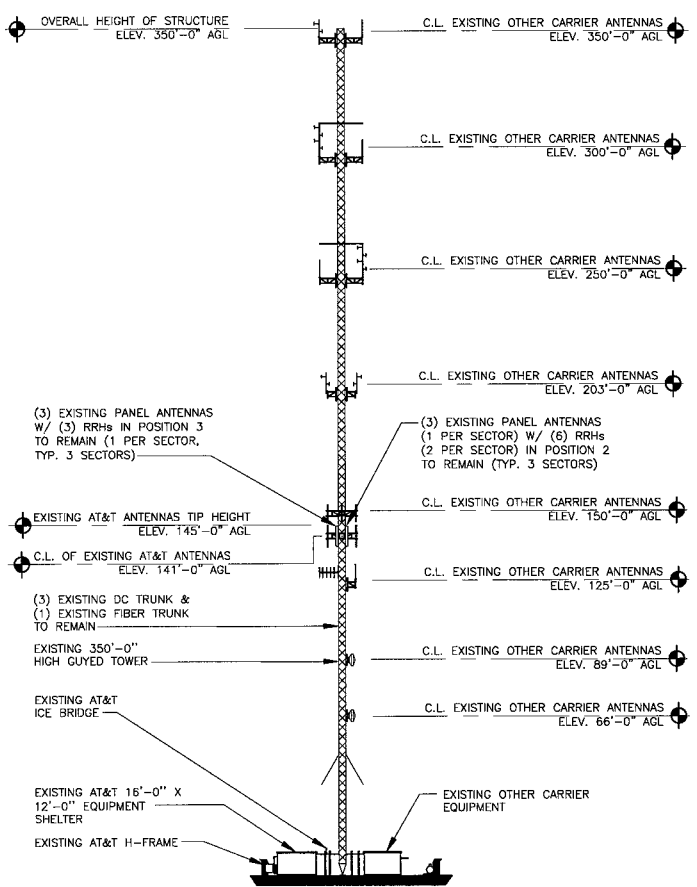


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SHEET TITLE  
**TOWER ELEVATION**

SHEET NUMBER  
**A3**



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EXISTING TOWER ELEVATION

SCALE: 1" = 50'

2

PROPOSED TOWER ELEVATION

SCALE: 1" = 50'

1





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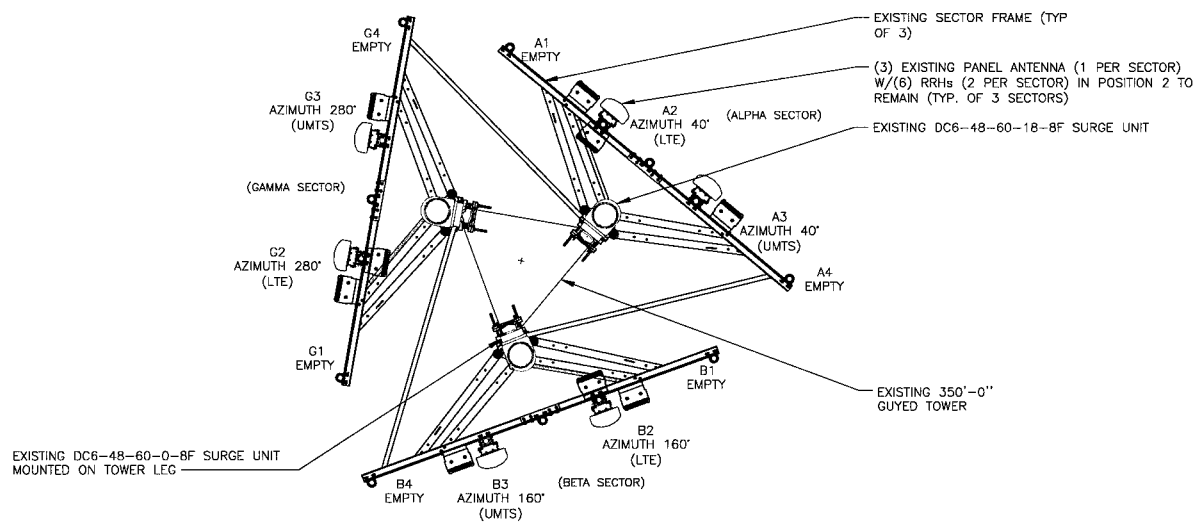
GPD Engineering and Architecture  
Professional Corporation  
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520 South Main Street, Suite 2301  
Ames, IA 50010  
515.372.2100 Fax: 515.372.2102  
GPD Job#: 2017724.23.160381.01

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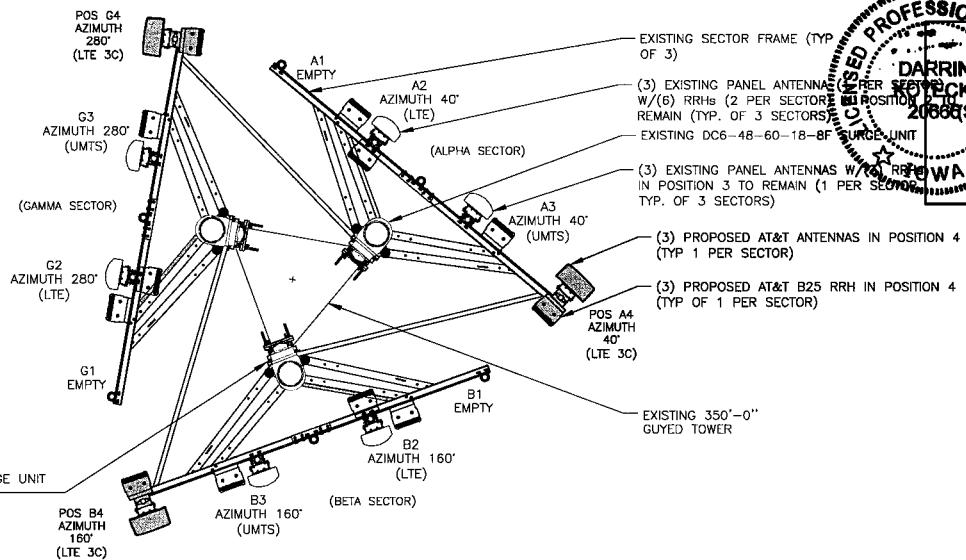


NORTH



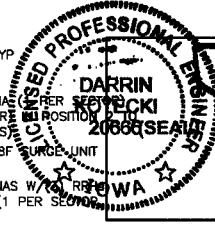
EXISTING ANTENNA PLAN

SCALE: 1/4" = 1'-0" 2



PROPOSED ANTENNA PLAN

SCALE: 1/4" = 1'-0" 1



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Printed or typed name License number 20356  
My license renewal date is December 31, 2018  
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SHEET TITLE  
ANTENNA PLAN

SHEET NUMBER  
A4



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PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE										
SUPPLIED BY AT&T WIRELESS, FROM SCOPING DOCUMENT DATED 06/27/2017										
SECTOR	POS	TECH	ANTENNA	ANTENNA CL HEIGHT	AZIMUTH	TMA/RRU MODEL #	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH (+20%)	DOWNTILTS
A	1			141' AGL	40°	(1) RRH2X40W-07AT (X) (1) RRH4X25-WCS-4R (X)		(2) DC / (1) FIBER (X)	±175'	0
	2	1C/2C	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	3	UMTS	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	4	3C	KMW EPBQ-654-L8H8-L2 (N)							
B	1			141' AGL	160°	(1) RRH2X40W-07AT (X) (1) RRH4X25-WCS-4R (X)	(1)DC6-48-60- 18-8F (X) (1)DC6-48-0-8F(X)	SHARED W/ A2		0
	2	1C/2C	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	3	UMTS	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	4	3C	KMW EPBQ-654-L8H8-L2 (N)							
C	1			141' AGL	280°	(1) RRH2X40W-07AT (X) (1) RRH4X25-WCS-4R (X)		SHARED W/ A2		0
	2	1C/2C	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	3	UMTS	KMW ET-X-UW-70-16-70- 18-IR- (X)							
	4	3C	KMW EPBQ-654-L8H8-L2 (N)							

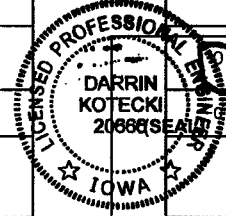
\* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN).  
CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER  
AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW  
(X) = EXISTING  
(XR) = EXISTING/RELOCATED  
(E) = ELECTRICAL  
(M) = MECHANICAL



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License number 20666  
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SHEET TITLE  
ANTENNA &  
CABLE  
CONFIGURATION

SHEET NUMBER  
**A5**

NOT TO SCALE 1

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**KMW\_EPRQ--6541RH-B-L2**

DIMENSIONS, HxWxD: 96.0"x21.0"x6.3"

SURVIVAL WIND SPEED: >150 MPH

WEIGHT, WITHOUT MOUNTING: 86.0 LBS.

CONNECTOR: (12) 4.3-10 FEMALE

CONNECTOR POSITION: BOTTOM

LTE 3C ANTENNA DETAIL NOT TO SCALE 6

NOTE: ANTENNA NOT SHOWN FOR CLARITY

RRH MOUNTING DETAIL NOT TO SCALE 4

ANTENNA AND RRH MOUNTING DETAIL NOT TO SCALE 2

**ALCATEL-LUCENT\_B25\_RRH4X30-4R**

DIMENSIONS, HxWxD: 21.2"x11.97"x7.18"

WEIGHT, WITHOUT MOUNTING KIT: 24 kg (52.9 lbs)

LTE 3C RRH DETAIL NOT TO SCALE 5

NOT USED

NOT USED NOT TO SCALE 3

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NOT USED NOT TO SCALE 1



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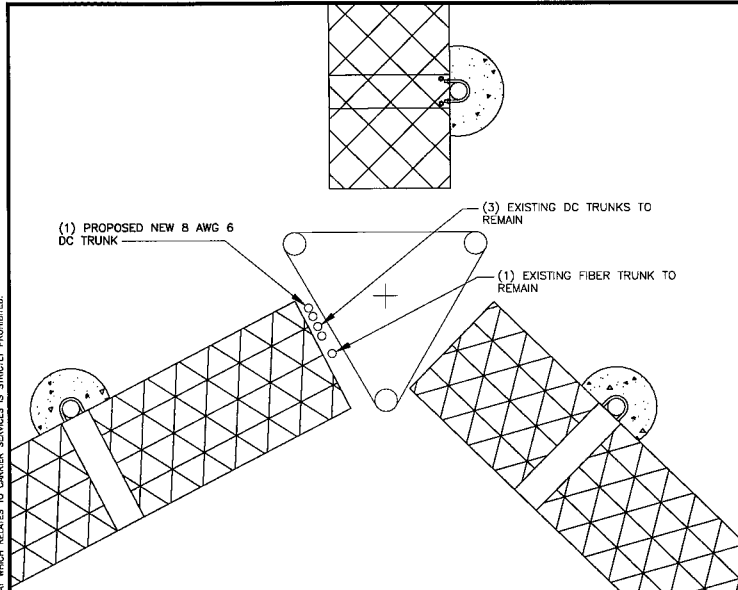
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SHEET TITLE  
**ANTENNA,  
RRH AND  
MOUNTING  
DETAILS**

SHEET NUMBER  
**A6**

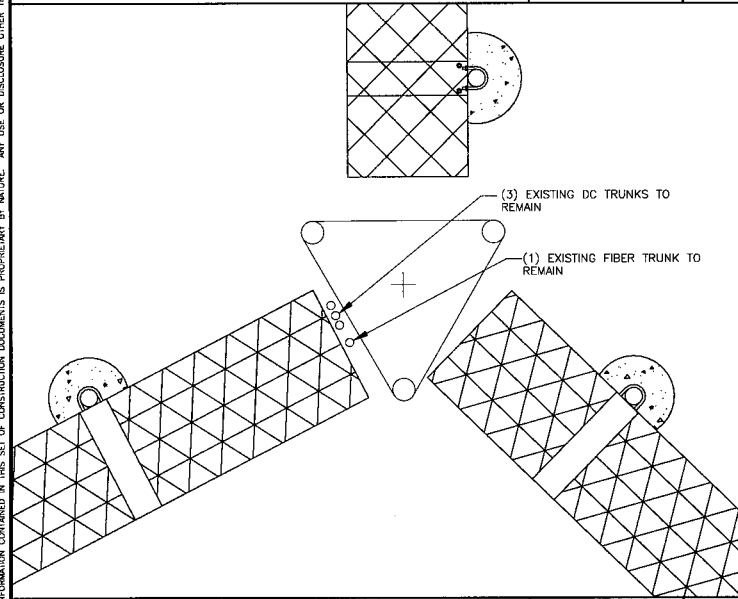
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PROPOSED CABLE ROUTING PLAN

SCALE: 1/2" = 1'-0"

6



EXISTING CABLE ROUTING PLAN

SCALE: 1/2" = 1'-0"

5

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
- VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
- UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.
- ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
- CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
- SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.
- CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA & CABLING NOTES

NO SCALE 4

RF, DC, & COAX CABLE MARKING LOCATIONS TABLE	
NO	LOCATIONS
1	EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
3	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

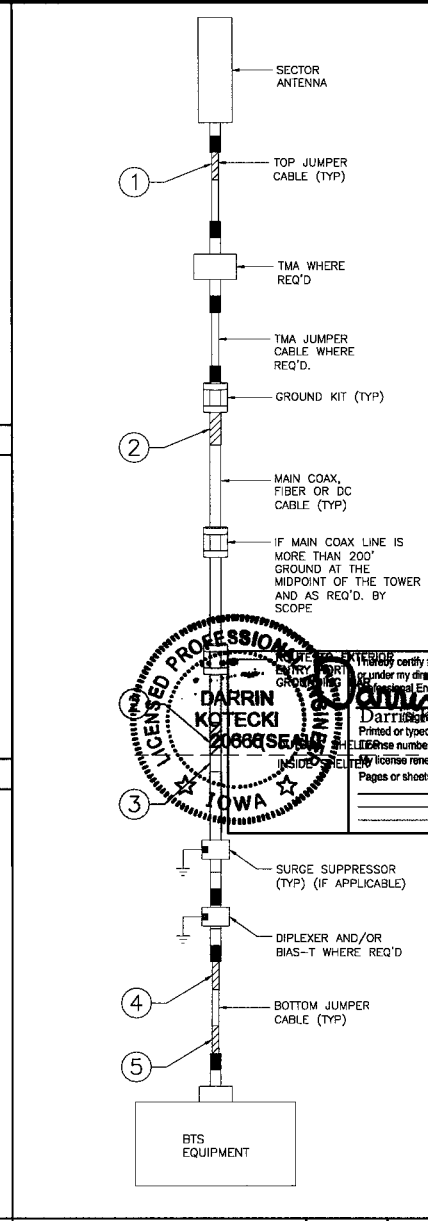
CABLE MARKING DIAGRAM

NO SCALE 3

- THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES—RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN TECHNOLOGIES IS ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COLOR CODING AND TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
- ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) THREE WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE, AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE PROPOSED TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

CABLE MARKING NOTES

NO SCALE 2



CABLE COLOR CODING DIAGRAM

NO SCALE 1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
A	08/03/17	ISSUED FOR REVIEW	KRG	
B	08/16/17	ISSUED FOR REVIEW	AJM	
D	09/01/17	FOR CONSTRUCTION	CJM	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



I hereby certify that the engineering documents prepared by me under my direct supervision and based on the work of a duly Licensed Professional Engineer in the State of Iowa.

Darin Kotecki, PE  
Printed or typed name: 09/07/17  
License number: 20666  
My license renewal date is December, 31, 2018.

Pages or sheets covered by this seal:

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

LTE 3C  
13169467  
LLW\_IASC WEST HIGH  
3301 WEST 19TH STREET  
SIOUX CITY, IA 51103

SHEET TITLE  
CABLE NOTES & COLOR CODING

SHEET NUMBER  
A7

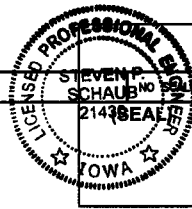


REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	08/03/17	ISSUED FOR REVIEW	KRC
B	08/16/17	ISSUED FOR REVIEW	AJM
C	08/01/17	FOR CONSTRUCTION	CJM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

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

**Steven P. Schaub, PE** (Date) 09/01/17  
 License number 21430  
 My license renewal date is December, 31, 18  
 Pages or sheets covered by this seal:

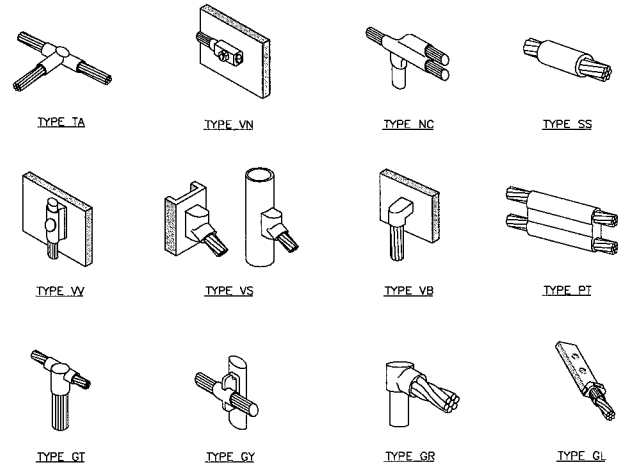
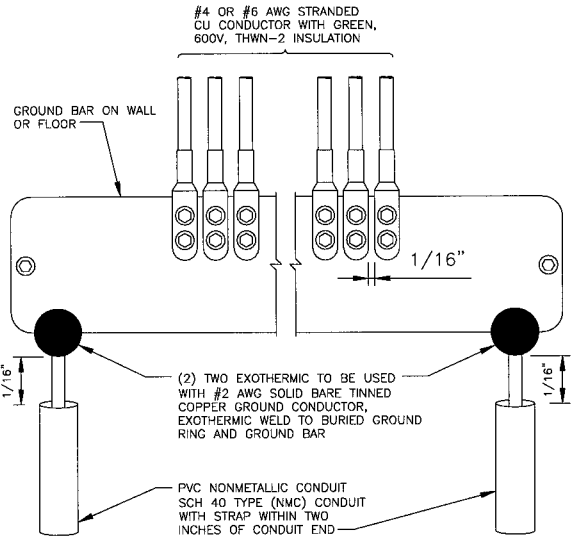


I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

LTE 3C  
 13169467  
 LLW\_IASC WEST HIGH  
 3301 WEST 19TH STREET  
 SIOUX CITY, IA 51103

SHEET TITLE  
**GROUNDING DETAILS**

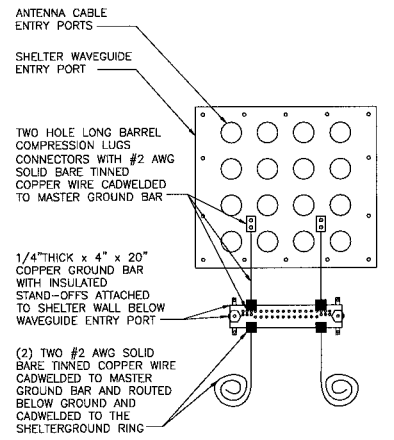
SHEET NUMBER  
**E1**



GROUND BAR DETAILS

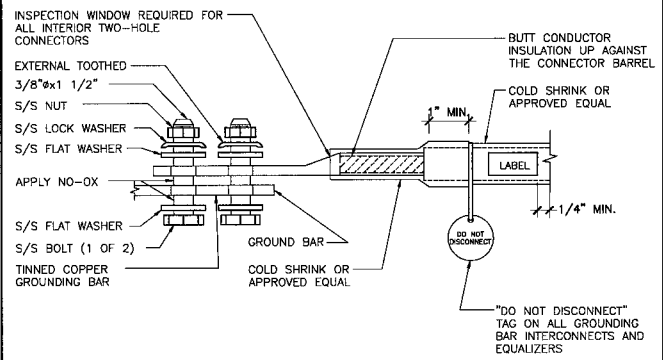
NO SCALE 5

CALDWELD DETAILS



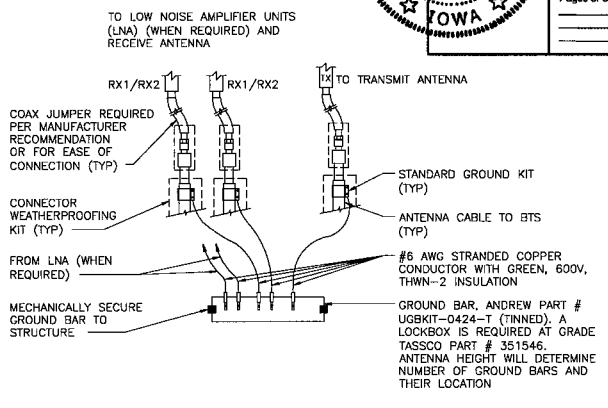
COAX GROUND KIT DETAIL

NO SCALE 3



EXTERIOR TWO HOLE LUG DETAIL

NO SCALE 2



ANTENNA GROUND BAR DETAIL

NO SCALE 1

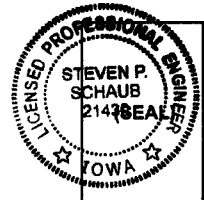
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	08/03/17	ISSUED FOR REVIEW	KRC
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I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Steven P. Schaub, PE (Date) 09/01/17  
 Printed or typed name  
 License number 21430  
 My license renewal date is December, 31, 18  
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LTE 3C  
 13169467  
 LLW\_IASC WEST HIGH  
 3301 WEST 19TH STREET  
 SIOUX CITY, IA 51103

SHEET TITLE  
**GROUNDING  
 DETAILS &  
 NOTES**

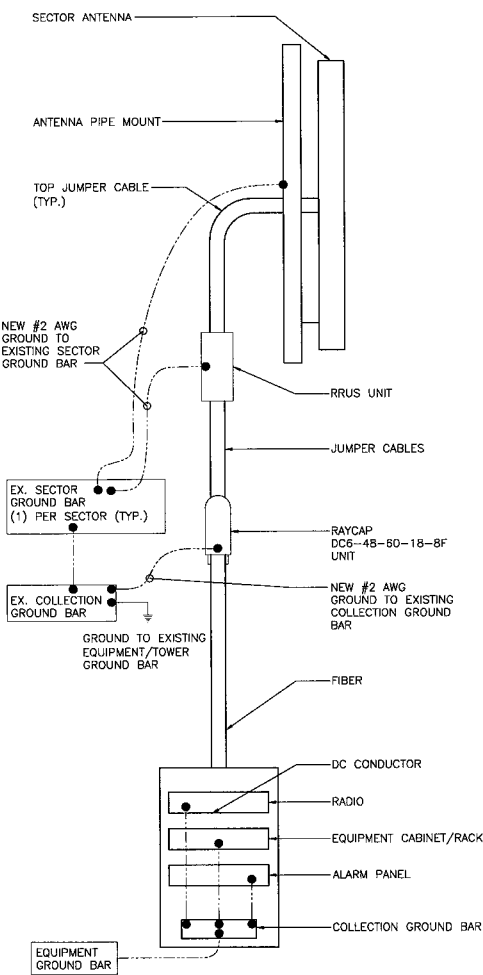
SHEET NUMBER  
**E2**

- NOTES:**
- COORDINATE WITH CONSTRUCTION MANAGER FOR THE PROVISION OF DC CIRCUIT BREAKERS AND OTHER ANCILLARY ITEMS TO SUPPORT THE NEW EQUIPMENT.
  - PROPERLY BOND ALL EQUIPMENT AND CONDUCTIVE SURFACES TO EXISTING GROUND PER NEC AND AT&T STANDARDS.

**LOADING NOTE:**  
 NO NEW LOADS ARE BEING ADDED TO THE EXISTING AC ELECTRICAL SERVICE PANEL OR FEEDER.

ELECTRICAL NOTES NO SCALE 3

NOTE:  
 GROUND LEAD INSIDE RUBBER GROMMET TO BE ATTACHED WITH X-CROSS ZIP TIES TO BRACKET. DO NOT USE SNAP-IN HANGERS AROUND GROUNDS.



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GROUNDING RISER DIAGRAM NO SCALE 4

DETAIL NOT USED NO SCALE 2

DETAIL NOT USED NO SCALE 1

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

#11a

Date: 4/18/2018 Weekly Agenda Date: 4/24/2018

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

**WORDING FOR AGENDA ITEM:**

Consider approval of plans for project number L-B(B82)--73-97

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Plans have been completed for the replacement of a bridge on 140th Street, southwest of Pierson. We request approval of the plans for letting.

**BACKGROUND:**

The county has programmed the 140th Street bridge for replacement. The existing bridge was damaged beyond repair in the June 2016 storm event and has been closed since then due to the damage. Plans have been completed for the bridge and permitting has been received. The plans are being prepared for a May 22, 2018 local letting in the Board Room.

**FINANCIAL IMPACT:**

The projects are paid for with local county secondary road funds.

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

Yes  No

**RECOMMENDATION:**

I recommend that the Board approve the plans for project number L-B(B82)--73-97.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the plans for project number L-B(B82)--73-97.





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

#11b

Date: 4/18/2018 Weekly Agenda Date: 4/24/2018

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

**WORDING FOR AGENDA ITEM:**

Consider approval of county dust remediation policy

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Secondary Road Department periodically reviews departmental policies with the Board of Supervisors. The Board reviewed the dust control policy on April 17th. It is presented for approval.

**BACKGROUND:**

The Board of Supervisors reviewed the county dust control policy after receiving complaints requesting application of dust palliatives to roads not eligible for dust control under the current county policy. Board members recommended some changes to the policy. A revised policy is being presented for Board consideration.

**FINANCIAL IMPACT:**

Changes to the dust control policy will impact to the county roadway maintenance budget a minimum of \$28,594. Policy revisions allow application based on live traffic count data, rather than only IDOT counts. We can't estimate the impact beyond the increased cost for roads qualifying under current DOT counts.

**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?**

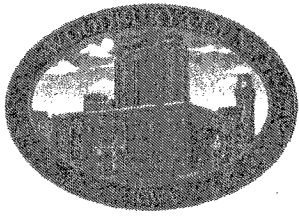
Yes       No

**RECOMMENDATION:**

The attached policy has been revised based on Board recommendations and is presented for approval.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the 2018 revised Woodbury County Dust Control Policy.



# Woodbury County Secondary Roads Department

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

COUNTY ENGINEER  
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mnahra@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
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SECRETARY  
Tish Brice  
tbrice@woodburycountyiowa.gov

PPM #9, 2010  
Revised 4/2018

## WOODBURY COUNTY SECONDARY ROAD DEPARTMENT POLICY AND PROCEDURE MEMORANDUM

SUBJECT: DUST CONTROL POLICY

### Purpose

Subdivision development, signed detour traffic, road construction haul road use in the rural area creates additional traffic on gravel surfaced roads which were designed primarily for rural farm access. Fugitive dust draws frequent complaints from residents who live in rural areas. The county receives requests for dust control on roads to meet address higher traffic levels and associated dust generated by that traffic.

The county has developed this policy to address fugitive dust created by traffic in the rural area.

### County Treated Roads - Participation Guidelines

- 1) Woodbury County will place dust control twice per year to gravel roads under the following conditions:
  - a) Average Daily Traffic (ADT) exceeds 150 vehicles per day as determined by the Iowa DOT quadrennial traffic counts at county expense. The county will also consider the application of dust control on roads with more than 12 houses per mile if they are adjacent to a dust treated roadway.
  - b) Traffic count at or in excess of 150 vpd for five consecutive days during a 7-14-day traffic count with the county owned meters. Subsequent counts will be taken at least two other times during the spring-summer-fall seasons to confirm high traffic count to be added to the regular dust control program until the next Iowa DOT count can be obtained. The later counts must show that the traffic count meets or exceeds the level required for the initial dust control application.
  - c) Traffic count exceeds 25 vehicles per hour for one or more hours per day for five or more days during a 7-14-day traffic count. Subsequent counts will be taken at least two other times during the spring-summer-fall seasons to confirm high traffic count to be added to the regular dust control program until the next Iowa DOT count can be obtained. The later counts must show that the traffic count meets or exceeds the level required for the initial dust control application.
- 2) The County will use Calcium or Magnesium Chloride for dust control.

- 3) The first application of dust control material will normally be applied between May 15 and Memorial Day, depending upon weather. The second application will be applied sometime between mid-July and mid-August depending upon road condition and weather.
- 4) Dust treated roads will be bladed and readied for winter after October 1 of each calendar year. Treated roads will all be bladed before winter conditions set in.
- 5) Schedules for application will be determined by the Woodbury County Engineer.

#### Resident Treated Roads – Participation Guidelines

Residents on roads that do not meet traffic requirements for county applied dust control may apply dust control at their own expense. Work in the county right of way must comply with section 318.8 of the Code of Iowa. Residents desiring dust control should contact their dust palliative applicator of choice. The applicator will contact the county and notify the engineer's office of the location for dust treatment and request road preparation and approval of the site. The county will prepare the roadway and notify the applicator that the roads are ready for spraying.

Dust control applicators may apply calcium or magnesium chloride, lignin sulfonate, or a blend of the two materials for dust mitigation on private dust palliative applications.

#### Detour and Haul Roads

Traffic detoured onto county gravel roads and haul road use connected with highway construction are not normal traffic as defined by Iowa Code and Administrative rules. The county engineer will arrange for the application of dust control palliative on signed detour routes and on designated haul roads. Applications will be 400 feet wide at each residential driveway and a minimum of 300 feet long at each gravel approach to an intersection on a designated haul road or detour route. Cost of dust treatment will be billed to the road authority responsible for the gravel road haul road or detour route designation.

Recommended:

---

Mark J. Nahra, County Engineer

Approved:

---

Rocky DeWitt, Chairman, Board of Supervisors

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

**#12**

Date: 04-18-18

Weekly Agenda Date: 04-24-18

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Dan Heissel

**WORDING FOR AGENDA ITEM:**

Nature Center HVAC System and roof replacement.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The HVAC system has 15 units and one has failed and is not repairable. The system is 23 years old and life expectancy was to be 15 to 19 years. There are air flow issues and venting issues as well, there is supposed to be 2400 cubic feet per minute (CFPM) moving in and out of building and we are only moving around 500 CFPM. Once we start working on this system, I am told we are out of code and it needs to be brought up to todays standards and code. Roof is in need of replacement as it is approaching 25 years of age as well. The insulation in the roof is only 4 inches thick and needs to be replaced and get the R value up. The roof and insulation should be done in conjunction with the heating and cooling system to make this building as energy efficient as possible.

**BACKGROUND:**

System is a geothermal heating and cooling system that has 40 wells that are in excellent condition and have another 25 years of life expectancy. The problem is the heat pump units that provide the heating and cooling from these wells. They are of old technology and not as efficient as the newer versions. Conservation Board working alongside Building Services had a study done by Mechanical Engineer to assess our options, replacement of the whole system or unit by unit. The Conservation Board feels it is the best option for replacement of the whole system at once, this was the recommendation of the Mechanical Engineer, Baker group and Kenny with Building Services.

Roof has 25 year old asphalt shingles and has 4 inches of insulation under the deck. We need to replace with thicker insulation to get the R value up there and make the building more energy efficient. I hope to have the study back by the 24th, I have requested it, so I can have these R values and costs for you.

**FINANCIAL IMPACT:**

Cost of the HVAC system replacement is quoted as \$455,000 by the engineering firm. We are still waiting on roof replacement costs by architect and hope to have those by the 24th meeting. If we should get them sooner, I will get them to Dennis and the board for review before the meeting.

**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:**

Replace the whole HVAC system at once, not one unit at a time. I have been told this has been done on another county building and has cost the county more problems. Also replace the roof and add insulation at the same time. This would then save us money in the future by making the building more energy efficient.

**ACTION REQUIRED / PROPOSED MOTION:**

Fund the HVAC and roof system costs out of the FY 2019 CIP fund as recommended by Dennis, Budgeting Director.

# **Dorothy Pecaut Nature Center Mechanical Systems Study**

**Prepared by  
Resource Consulting Engineers, LLC**

**April 5, 2018**



**RESOURCE  
CONSULTING  
ENGINEERS LLC**





## **2.0 Study Overview**

The Dorothy Pecaut Nature Center is a stand-alone facility that serves as the home of the Woodbury County Conservation Department. The facility includes nature education areas, meeting spaces, offices, and storage. It is located inside the Stone State Park, to the north of Sioux City. Several trails start at the nature center that lead into Stone State Park. The building was constructed in 1996 and has had no major renovations. The existing mechanical systems are generally original, dating to 1996.

This study is focused on the building mechanical systems and documents current or potential issues with systems from calculations, analysis, and feedback from building staff. As some issues have been identified with building mechanical systems, the overarching goal of the study is to provide a recommended path forward for these systems. The With this goal in mind, the study is focused on verifying whether a direct equipment replacement is appropriate, or if some modifications to existing building mechanical systems would benefit the facility and the Conservation Department moving forward. The study provides information related to calculations and analysis performed, and describes options to address these issues, along with expected budget costs to implement recommended options.



- Ventilation Heat Pump (1):
  - Heat pump configured to condition outdoor air to provide ventilation to building.
  - Provides ventilation by connecting into the return air duct of other heat pumps.



Figure 3.2: GHEX Circulation Pumps and Ventilation Heat Pump

- GHEX Circulation Pumps (2):
  - Two base-mounted end-suction circulating pumps are configured to provide water flow through GHEX and then to packaged WSHP units located throughout the building
  - Pumps operate with constant-volume flow
- Building Automation System:
  - A central building automation system is connected to the Ventilation Heat Pump and the GHEX Circulation Pumps – this system is antiquated, and has no communication capabilities outside of the building

configured to provide remote access for monitoring and alarming – this system will improve operating capabilities, and may help to reduce energy consumption

- Staff entrance is cold during the winter time:
  - Observation and Analysis: The staff entrance experiences low temperature in the winter due to traffic through the exterior doors and limited conditioning capacity from a single diffuser
  - Recommendation: Consider adding an dedicated equipment to condition the space (may be heat pump or VRF equipment)



Figure 4.1: A single air diffuser serves the entire employee entrance Rm. 106

- Restrooms have temperature control issues during heating season (Women's is cold and Men's is hot):
  - Observation and Analysis: Doors were added to the restroom in place of an opening, but the supply air to the space was not increased – it appears that this reduced the amount of conditioned air pulled through the room, likely negatively impacting space temperature control – the women's restroom also has east facing exterior wall – additionally, the thermostat for the WSHP unit serving the spaces is outside of the restrooms
  - Recommendation: Two solutions to this problem are being considered
    - Add a transfer grille to allow conditioned air from the lobby to enter the bathroom and balance the pressure in the room
    - Add capacity to the heating/cooling in the restrooms

## **5.0 Implementation Options**

### **General**

In general, there are two possible approaches to addressing the issues identified in this study. One option would be to implement recommended changes as separate small projects. The expected benefits to this approach would be:

- Smaller individual project costs for each individual phase of work (not total project costs)

The drawbacks to this approach would be:

- Higher total cost to implement projects
- Potential for multiple generations of equipment to be installed throughout the building, reducing efficiency of maintenance
- Potential for more interruptions to building operations

The other option for implementation would be to complete a single project to address all recommended changes. The expected benefits to this approach would be:

- All work completed at a single time, to limit interruptions to operations to a single project
- All equipment from one generation – should improve maintenance efficiency
- Controls all installed at once, and coordinated throughout the system
- Lower overall cost to complete all work

The drawbacks to this approach would be:

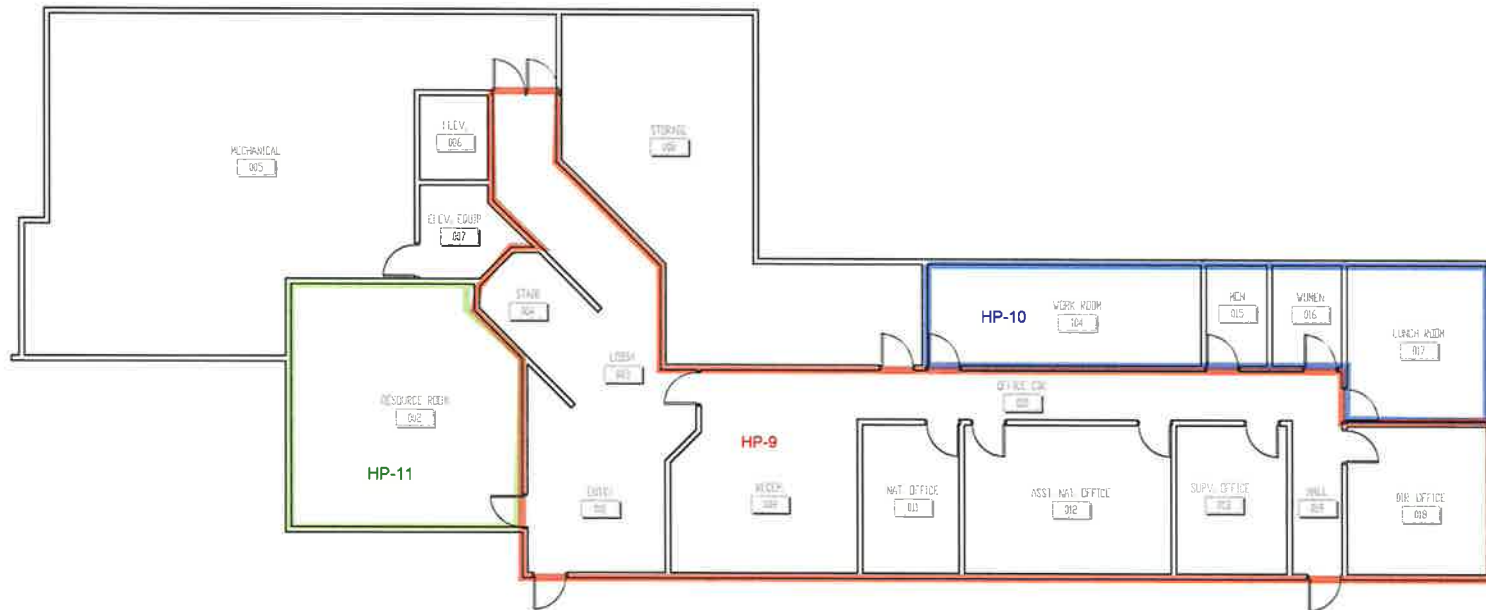
- Largest upfront cost

## Appendix A: Detailed Equipment Info

Table A.1: Projected Discomfort Current System Vs. VRF System

People Dissatisfied (%)					
VRF	Proposed				
Location	Min. Val.	Min. Time	Max. Val.	Max. Time	Mean
001 - ENTRY	5	10:30,17/May	43	04:30,20/Jan	13
003 - LOBBY	5	21:30,24/Mar	34	05:30,08/Aug	11
004 - STAIR	5	22:30,08/Nov	64	11:30,13/Jun	21
006 - ELEV.	5	22:30,30/Apr	37	06:30,12/Jul	11
009 - RECEP	5	00:30,20/Oct	43	07:30,07/Dec	12
010 - OFFICE CIR.	5	09:30,17/Jan	37	05:30,20/Jan	11
011 - NAT. OFFICE	5	19:30,20/Apr	42	06:30,26/Jan	12
013 - SUPV. OFFICE	5	03:30,18/May	43	01:30,20/Jan	12
014 - WORK ROOM	5	15:30,26/Oct	36	04:30,08/Aug	10
015 - MEN	5	08:30,28/Apr	31	05:30,08/Aug	9
016 - WOMEN	5	13:30,19/Feb	32	05:30,20/Jan	9
017 - LUNCH ROOM	5	09:30,28/Oct	39	20:30,07/Aug	12
018 - DIR. OFFICE	5	02:30,20/Oct	47	01:30,20/Jan	13
019 - HALL	5	13:30,23/Apr	70	01:30,20/Jan	13
020 - ASST. NAT. OFFICE	5	15:30,14/Mar	43	04:30,26/Jan	12
012 - ASST. NAT. OFFICE	5	08:30,25/Mar	43	07:30,26/Jan	12

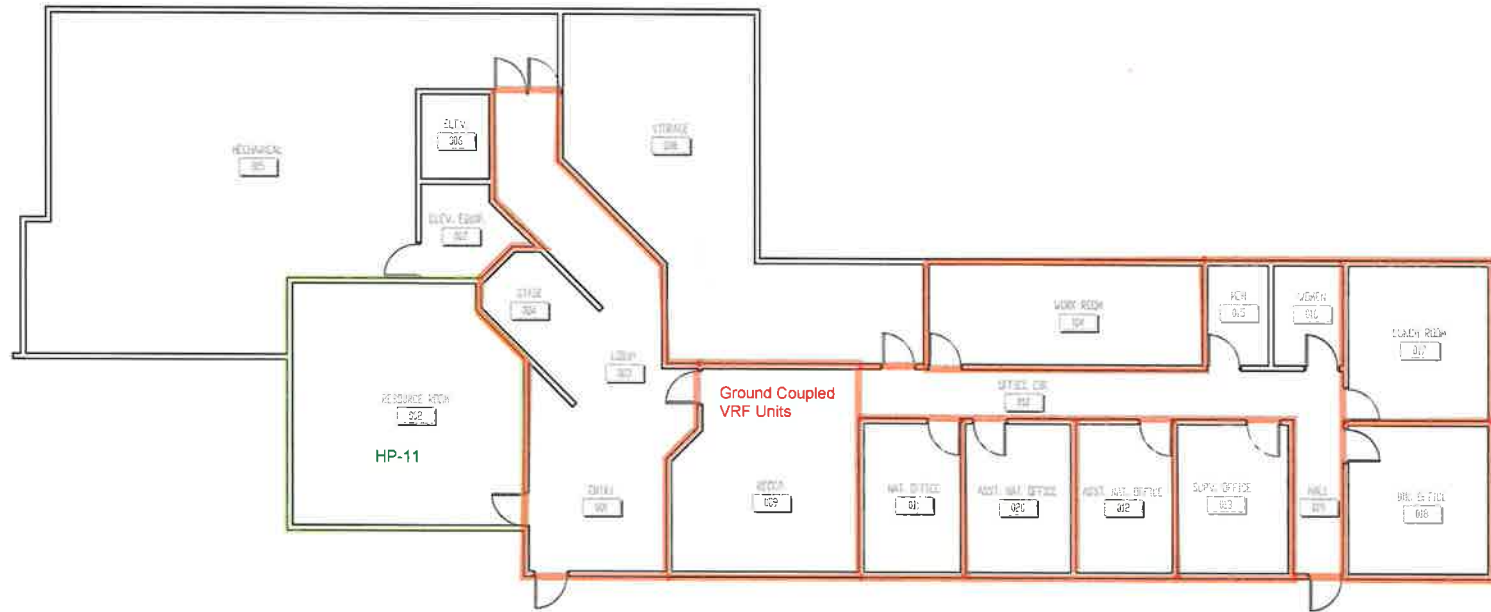
**Appendix B: Existing Zoning Diagram**



1

LOWER LEVEL FLOOR PLAN

3/16" = 1'-0"





**LOWER LEVEL FLOOR PLAN**  
 3/16" = 1'-0"

**Appendix D: Opinion of Cost Information**



Woodbury County Conservation  
Dorothy Pecaut Nature Center - Mechanical System Study



RESOURCE  
CONSULTING  
ENGINEERS LLC

4/5/2018

VRF and Water-Source Heat Pump Replacement Opinion of Cost							
System	Area/Quantity	Material Cost (\$/SF or \$/Qty)	Labor Cost (\$/SF or \$/Qty)	Safety Factor (%)	Overhead/Profit	Total Cost	Notes
<b>Mechanical Systems</b>							
Heat Pump Demolition	12	\$ -	\$ 750.00	10%	15%	\$ 11,385.00	
Heat Pumps	6	\$ 4,500.00	\$ 1,500.00	10%	15%	\$ 45,540.00	
DOAS Ductwork	1	\$ 12,500.00	\$ 25,000.00	10%	15%	\$ 47,437.50	
DOAS Piping	1	\$ 5,000.00	\$ 12,500.00	10%	15%	\$ 22,137.50	
Diffusers/Registers/Grilles	0	\$ 100.00	\$ 75.00	10%	15%	\$ -	
New DOAS AHUs	1	\$ 50,000.00	\$ 25,000.00	10%	15%	\$ 94,875.00	
New DOAS Supply Air Terminal Units	6	\$ 1,500.00	\$ 1,500.00	10%	15%	\$ 22,770.00	
Heat Pump Piping Modifications	6	\$ 250.00	\$ 500.00	10%	15%	\$ 5,692.50	
Pump Replacement	2	\$ 3,000.00	\$ 5,000.00	10%	15%	\$ 20,240.00	
VRF Equipment	1	\$ 24,000.00	\$ 24,000.00	10%	15%	\$ 60,720.00	
Controls	1	\$ 40,000.00	\$ -	10%	15%	\$ 50,600.00	
<b>Mechanical Total:</b>						<b>\$ 381,397.50</b>	
<b>Electrical Systems</b>							
Heat Pumps	11	\$ -	\$ 250.00	10%	15%	\$ 3,478.75	
Fire Alarm	1	\$ 2,000.00	\$ -	10%	15%	\$ 2,530.00	
Power Distribution	3	\$ 500.00	\$ 1,000.00	10%	15%	\$ 5,692.50	
<b>Electrical Total:</b>						<b>\$ 11,701.25</b>	
<b>Plumbing Systems</b>							
Condensate Drains	8	\$ 500.00	\$ 500.00	10%	15%	\$ 10,120.00	
<b>Plumbing Total:</b>						<b>\$ 10,120.00</b>	
<b>General Construction</b>							
Ceiling Work at Replaced Heat Pumps	5	\$ -	\$ 500.00	10%	15%	\$ 3,162.50	
<b>General Total:</b>						<b>\$ 3,162.50</b>	
<b>Projected Construction Cost:</b>						<b>\$ 406,381.25</b>	
<b>Design and Commissioning Fees</b>							
Consulting Engineer/Architect	1	\$ -	\$ 25,000.00	0%	0%	\$ 25,000.00	
Commissioning (including TAB)	8,000	\$ -	\$ 1.50	10%	0%	\$ 13,200.00	
Printing Costs	1	\$ -	\$ -	10%	0%	\$ -	
Other Soft Costs	1	\$ -	\$ 8,127.63	10%	0%	\$ 8,940.39	
<b>Design and Commissioning Total:</b>						<b>\$ 47,140.39</b>	
<b>Total Project Cost:</b>						<b>\$ 453,521.64</b>	

NOTES:

**Model Data**

Project file	DP Nature Center IES Model.mit
HVAC file	-
Model floor area	19,884.5 ft <sup>2</sup>
Building conditioned floor area	19,884.5 ft <sup>2</sup>
Building conditioned volume	234,330.5 ft <sup>3</sup>
Number of conditioned rooms	52
Load analysis methodology	ASHRAE Heat Balance Method
Calculated	2018/03/27 09:36
Version No.	2017.2.0.0

**Location Data**

Location	Sioux City Sioux Gateway Airport , Iowa
Latitude	42.39 N
Longitude	96.38 W
Altitude	1,102.4 ft
Time Zone	6.0 hours behind GMT

**Design Weather Data**

Source	ASHRAE design weather database
Monthly percentile:	
For heating loads design weather	99.60 %
For cooling loads design weather	0.40 %
Barometric pressure	28.7576 inHg
Air density	0.0749 lb/ft <sup>3</sup>
Air specific heat	0.7886 Btu/lb·°F
Density-specific heat product	0.0591 Btu/ft <sup>3</sup> ·°F
Summer ground reflectance	0.2
Winter ground reflectance	0.2
Carbon dioxide (ambient)	400.00 ppm

**Cooling Calculation Data**

Results file	Room Zone Load.clg
Calculated	2018/03/27 09:36
Profile Month	May - Sep
Max outdoor temp. dry bulb	97.3 °F
Max outdoor temp. wet bulb	77.2 °F

**Heating Calculation Data**

Results file	Room Zone Load.htg
Calculated	2018/03/27 09:36
Profile Month	Jan
Outdoor winter design temp	-7.8 °F

**Project Loads Summary**

Cooling load peak	255.17 kBtu/h
Cooling load density	12.83 Btu/h·ft <sup>2</sup>
Heating load peak	191.36 kBtu/h
Heating load density	9.62 Btu/h·ft <sup>2</sup>

