

ITEMS TO INCLUDE ON AGENDA FOR SEPTEMBER 14, 2020

WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY

Woodbury County Law Enforcement Center Authority.

- Resolution fixing date for a public hearing on the proposal to enter into a Lease Agreement with the City of Sioux City, Iowa.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE
AUTHORITY.

September 14, 2020

The Board of Commissioners of the Woodbury County Law Enforcement Center Authority, met in open session, in the First Floor Supervisors' Board Room, Woodbury County Courthouse, 620 Douglas St., Room 105, Sioux City, IA, at 11:30 o'clock A.M., on the above date. There were present the following named Commissioners:

Ron Wieck, Dan Moore

Absent: Rocky De Witt

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Commissioner Moore introduced the following resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A LEASE AGREEMENT WITH THE CITY OF SIOUX CITY, IOWA", and moved that the resolution be adopted. Commissioner Wieck seconded the motion to adopt. The roll was called and the vote was,

AYES: Wieck, Moore

NAYS: _____

Whereupon, the Resolution was duly adopted as follows:

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON
THE PROPOSAL TO ENTER INTO A LEASE AGREEMENT
WITH THE CITY OF SIOUX CITY, IOWA

WHEREAS, the Woodbury County Law Enforcement Center Authority (the "Authority"), is a body corporate, organized and existing under and by virtue of Iowa Code Section 346.27, and any successor legal authority thereto; and

WHEREAS, Iowa Code Section 346.27 provides that the Authority shall have and exercise certain public and essential governmental powers and functions including the right to lease all or any part of a building to an incorporating unit upon rental terms agreed upon between the Authority and the incorporating unit; and

WHEREAS, the Authority and the City of Sioux City, Iowa (the "City") have negotiated the form of a proposed Lease Agreement (the "Lease") by and between the Authority and the City, which would obligate the Authority to construct certain improvements to be operated by Woodbury County, Iowa (the "County") as a law enforcement center facility (more particularly described in the Lease) on certain real property located within Sioux City, Iowa as defined and legally described in the Lease, consisting of the construction of an approximately 213,000 square foot building, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Lease and would, consistent with a 28E Agreement between the City and County, obligate the City to cause the construction of certain Infrastructure Improvements as outlined in the proposed Lease, under the terms and following satisfaction of the conditions set forth in the Lease; and

WHEREAS, neither Section 346.27 nor any other Code provision sets forth any procedural action required to be taken before said Lease can be approved, and the Authority

hereby deems it sufficient if the action hereinafter described be taken and the Secretary of the Board of Commissioners cause to be published notice of the proposal and of the time and place of the meeting at which the Board of Commissioners proposes to take action thereon and to receive oral and/or written objections to such action; and

WHEREAS, the following action is now considered to be in the best interests of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY:

Section 1. That this Board of Commissioners meet in the First Floor Supervisors' Board Room, Woodbury County Courthouse, 620 Douglas St., Room 105, Sioux City, IA, at 11:00 A.M. on September 28, 2020, for the purpose of taking action on the matter of the proposal to enter into the Lease with the City of Sioux City, Iowa.

Section 2. That the Secretary of the Board of Commissioners is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in Woodbury County, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE BOARD OF COMMISSIONERS OF THE WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A LEASE AGREEMENT WITH THE CITY OF SIOUX CITY, IOWA, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Board of Commissioners of the Woodbury County Law Enforcement Center Authority, will hold a public hearing on September 28, 2020, at 11:00 A.M. in the First Floor Supervisors' Board Room, Woodbury County Courthouse, 620 Douglas St., Room 105, Sioux City, IA, at which meeting the Board of Commissioners proposes to take action on the proposal to enter into a Lease Agreement (the "Lease") with the City of Sioux City, Iowa (the "City").

The Lease would obligate the Authority to construct certain improvements to be operated by Woodbury County, Iowa (the "County") as a law enforcement center Facility (more particularly described in the Lease) on certain real property located within Sioux City, Iowa as defined and legally described in the Lease, consisting of the construction of an approximately 213,000 square foot building, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Lease.

The Lease would, consistent with a 28E Agreement between the City and County, obligate the City to cause the construction of certain Infrastructure Improvements as outlined in the proposed Lease, under the terms and following satisfaction of the conditions set forth in the Lease.

A copy of the Lease is on file for public inspection during regular business hours in the office of the Auditor of Woodbury County, Iowa.

At the above meeting the Board of Commissioners shall receive oral or written objections to the proposal to enter into the Lease. After all objections have been received and considered, the Board of Commissioners will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Lease.

This notice is given by order of the Board of Commissioners of the Woodbury County Law Enforcement Center Authority.

Dated this 14th day of September, 2020.



Secretary, Woodbury County Law Enforcement
Center Authority

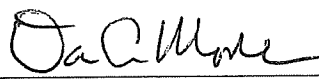
(End of Notice)

PASSED AND APPROVED this 14th day of September, 2020.



Chairperson, Board of Commissioners

ATTEST:



Secretary, Board of Commissioners

