



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
(FEBRUARY 26, 2019) (WEEK 9 OF 2019)

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

Agenda and Minutes available at:  
[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

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

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held February 26, 2019 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.

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

3. Approval of the minutes of the February 19, 2019 meeting
4. Approval of claims
5. Board Administration – Karen James
  - a. Approval of lifting tax suspension for V.S.
  - b. Approval of lifting tax suspension for T.S.
6. County Auditor – Patrick Gill  
Receive the appointment of Lance Hamann to the Morgan Township Trustee
7. County Treasurer – Michael Clayton  
Receive revocation of appointment

8. Human Resources – Melissa Thomas  
Approval of Memorandum of Personnel Transaction

### **End Consent Agenda**

9. Building Services – Kenny Schmitz  
Approval of Dorothy Pecaut Nature Center HVAC and Roof Improvement project  
Change Order #1 hydronic system cleaning, geothermal treatment chemical,  
glycol replacement, hydronic and condensate piping Action
10. Secondary Roads – Mark Nahra  
Receive and consider bids for project number L-B(D156)—73-97 Action
11. Board of Supervisors – Jeremy Taylor  
Consider a motion for the commitment of future secondary road levy generated  
by CF Industries Action
12. Reports on Committee Meetings Information
13. Citizen Concerns Information
14. Board Concerns Information

## **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- MON., FEB. 25**      **6:00 p.m.**    Zoning Commission Meeting, First Floor Boardroom
- FRI., MAR. 1**      **8:30 a.m.**    Building Security Committee Meeting. LEC Conference Room
- TUES., MAR. 5**      **4:45 p.m.**    Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WED., MAR. 6**      **9:00 a.m.**    Loess Hills Alliance Stewardship Committee Meeting, Pisgah, Iowa
- 10:30 a.m.**    Loess Hills Alliance Executive Meeting
- 11:15 a.m.**    DCAT Committee Meeting, 2<sup>nd</sup> Floor, Trospen Hoyt Building
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- 1:00 p.m.**    Loess Hills Alliance Full Board Meeting
- THURS., MAR. 7**    **10:00 a.m.**    COAD Meeting, The Security Institute
- 4:00 p.m.**    Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., MAR. 13**    **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
- 8:00 p.m.**    County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- THUR., MAR. 14**    **12:00 p.m.**    SIMPCO Board of Directors, 1122 Pierce St.
- WED., MAR. 20**    **12:00 p.m.**    Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 10:00 a.m.**    Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
- THUR., MAR. 21**    **4:30 p.m.**    Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- MON., MAR. 25**    **6:00 p.m.**    Zoning Commission Meeting, First Floor Boardroom
- TUE., MAR. 26**    **1:00 p.m.**    Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
- THUR., MAR. 28**    **11:00 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.*

**FEBRUARY 19, 2019, EIGHTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, February 19, 2019 at 3:30 p.m. Board members present were Ung, De Witt, Radig, Pottebaum, and Taylor. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources Director, Dennis Butler, Budget/Tax Analyst, and Patrick Gill, Auditor/Clerk to the Board.

1. Budget update presented by Dennis Butler. Copy filed.
- 2a. Motion by Taylor second by De Witt to approve the request to increase the appropriation for Siouxland District Health by an additional \$43,000.00 over what was previously approved for FY20. Carried 4-1; Radig was opposed.
- 2b. Motion by Taylor second by Ung to reduce the transfer of Gaming Revenues to the General Basic Fund by \$125,000.00. Carried 5-0.
3. Motion by De Witt second by Radig to receive the Compensation Board Compensation Schedule for FY 20. Carried 5-0.
4. Motion by Radig second by De Witt to set the FY20 budget public hearing date March 12<sup>th</sup> at 4:45 p.m. Carried 5-0.

The Board recessed until the fall of the gavel.

The regular meeting was called to order at 4:30 p.m. with the Pledge of Allegiance to the Flag and a Moment of Silence.

5. There were no citizen concerns.
6. Motion by Radig second by Taylor to approve the agenda for February 19, 2019. Carried 5-0. Copy filed.  
Motion by De Witt second by Radig to approve the following items by consent:
  7. To approve minutes of the February 12, 2019 meeting. Copy filed.
  8. To approve the claims totaling \$474,929.47. Copy filed.
  9. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes through the redemption process for Terry Brooks, parcel #894704306004, 412 Eton, Sioux City.

**WOODBURY COUNTY, IOWA  
RESOLUTION #12,808  
RESOLUTION APPROVING PETITION FOR SUSPENSION  
OF TAXES THROUGH THE REDEMPTION PROCESS**

**WHEREAS**, Terry Brooks and as joint titleholder of property located at 412 Eton, Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

**Parcel # 8947 04 306 004**

**MEADOW LAWN 2ND LOT 53**

**WHEREAS**, Terry Brooks, 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 #894704306004 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 19th day of February, 2019.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 10a. To approve the separation of Samantha Barnes, Sheriff Reserve Officer, County Sheriff Dept., effective 3-26-18. Resignation.; the reclassification of Jered Jepsen, Weed Commissioner, Secondary Roads Dept., effective 3-06-19, \$26.98/hour, 6.7%=\$1.69/hour. Per Wage Plan Matrix, 6 year Salary Increase.; the reclassification of Cara Wood, Senior Clerk, County Sheriff Dept., effective 3-07-19, \$19.57/hour, 3.8%=\$.72/hour. Per AFSCME Courthouse Contract agreement, from Grade 4/Step 2 to Grade 4/Step3.; and the separation of James McCrystal, Sheriff Deputy, County Sheriff Dept., effective 3-29-19. Retirement. Copy filed.
- 10b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Sheriff Deputy, County Sheriff Dept. CWA: \$23.70/hour. Copy filed.
- 10c. To approve the request of James McCrystal to remain on County Health and Dental insurance. Copy filed.
- 11. To approve the food contract for CBM to provide meals to the Woodbury County Juvenile Detention Center. Copy filed.
- 12. To approve and authorize the Chairperson to sign a Resolution setting a public hearing for an agreement for New Cingular to a 4<sup>th</sup> amendment to a current tower lease.

**RESOLUTION #12,809  
NOTICE OF PROPERTY LEASE AMENDMENT**

**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 4<sup>th</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 **March 5<sup>th</sup>, 2019 at 4:45 pm** in the basement of the Woodbury County Courthouse.
- 2. That said Board proposes to the 4<sup>th</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 this resolution, preceded by the caption "Notice of Property Lease Amendment" and except for this subparagraph 3 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 19<sup>th</sup> day of February, 2019  
WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Carried 5-0.

- 13. A public hearing was held at 4:35 p.m. for the sale of parcel #894726101003, 3001 13<sup>th</sup> 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 Radig second by De Witt to approve and authorize the Chairperson to sign a Resolution for the sale of real estate parcel #894726101003, 3001 13<sup>th</sup> St. to William VanderVeen, 1117 N. Helen St., Sioux City, for \$3,700.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OF SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION #12,810**

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

**By William VanderVeen** in the sum of Three Thousand Seven-Hundred Dollars & 00/100 (\$3,700.00)-----  
-----dollars.

For the following described real estate, To Wit:

**Parcel #894726101003  
Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Eight (8), Long View Addition,  
situated in the County of Woodbury and the State of Iowa  
(3001 13<sup>th</sup> 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 19<sup>th</sup> Day of February, 2019.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 14a. Motion by Radig second by De Witt to approve the contract for the B152 bridge rehabilitation project with Dixon Construction for \$67,000. Carried 5-0. Copy filed.

- 14b. Motion by De Witt second by Taylor to approve and authorize the Chairperson to sign a Resolution committing fund and project maintenance for Dallas Avenue road improvements. Carried 5-0.

**COMMITMENT OF FUNDS AND PROJECT MAINTENANCE  
RESOLUTION  
RESOLUTION #12,811**

**WHEREAS:** The Board of Supervisors is submitting application to the SRTPA RPA Surface Transportation Program for the following project in FY 2023, and

**County Hwy K42 – Dallas Avenue  
PCC Pavement Replacement**

**NOW, THEREFORE, BE IT RESOLVED** by the Woodbury County Board of Supervisors that County Engineer is directed to submit application for the above captioned project, that the Board of Supervisors will dedicate the local match funding for the project, and that Woodbury County will maintain the completed project for its intended public use for a minimum of 20 years following project completion.

**Passed and approved this 19th day of February, 2019.**

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

The Board recessed for a meeting of the Bennet McDonald Smithland Drainage District.

The Supervisors meeting was called back to order.

16. The Board heard reports on committee meetings.
17. There were no citizen concerns.
18. Board concerns were heard.

The Board adjourned the regular meeting until February 26, 2019.

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: February 20, 2019

Re: Morgan Township Trustee Appointment

Please receive the appointment of Lance Hamann, 2308 Safford Avenue, Correctionville, IA, as Clerk for Morgan Township. The appointment was made on February 13, 2019, to fill the position previously held by Jess Martin, until the next regular election.

**NOTICE OF APPOINTMENT TO FILL A VACANCY**

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

From: Morgan School/City/Township/  
Extension/Soil & Water  
Secretary/Clerk  
2/13/19 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 Morgan Township Clerk  
Name Lance Hamann  
Address 2308 Safford Ave  
City/Zip Correctionville, IA 51018  
Date of appointment 2/13/19

This appointment is to fill the office previously held by:

Jess Martin  
(Name of previous official)

RETURN TO: Patrick F. Gill  
Woodbury County Commissioner of Elections  
620 Douglas St, Rm 103  
Sioux City, IA 51101

PATRICK F. GILL  
WOODBURY COUNTY  
2019 FEB 19 PM 1 24  
AUDITOR RECORDER  
COMM OF ELECTIONS

#7

COPY

## REVOCATION OF APPOINTMENT

STATE OF IOWA, WOODBURY COUNTY, ss.

I, Michael R. Clayton, Treasurer of above named County, who made the within appointment of Erica Tuttle, as Deputy Bookkeeper hereby revoke and cancel said appointment.

This revocation shall be effective on and after February 4, 2019.

Given under my hand this 20<sup>th</sup> day of February 2019.



Woodbury County Treasurer



**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:** February 26, 2019

For the February 26, 2019 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

1. County Sheriff (2) Reserve Officers, position transfers to Civilian Jailers.

Thank you

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

**#9**

Date: 2/21/2019

Weekly Agenda Date: 2/26/2019

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

**WORDING FOR AGENDA ITEM:**

Dorothy Pecaut Nature Center HVAC and Roof Improvement Project- Change Order #1 hydronic system cleaning, geothermal treatment chemical, glycol replacement, hydronic and condensate piping.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Acting on concerns relating to geothermal system cleanliness and glycol concentrations Innovational Concepts (ICI) was contacted by Building Services to provide a chemical analysis of the Dorothy Pecaut geothermal system. ICI provides chemical/ water analysis of Woodbury County hydronic and chilled water systems. Test results have determined the need to chemically clean and flush the hydronic and geothermal systems throughout, and replace all glycol. ICI has provided costs for hydronic cleaner and geothermal system treatment. ICI has declined to provide cleaning system labor costs, glycol, and glycol installation costs siting local sourcing would provide county savings. Glycol replacement and cleaning agent quantities to be purchased have been calculated by Resource Consulting Engineers (Project Engineer). Portions of the system HVAC operations will be terminated throughout the cleaning, flushing, treatment and glycol installation process. Hydronic piping to the first and second floors will be isolated from one another with valves allowing separate operation. Temporary furnaces will be utilized to provide heat in off-line areas while cleaning and flushing is done. The Project contractor (Global Engineering & Construction) by request has provided costs for valve installation, hydronic piping, system cleaning, flushing, glycol replacement, and glycol disposal. Global Engineerings costs will be identified by CMBA Architects as Dorothy Pecaut Nature Center change order #1.

**BACKGROUND:**

November 13th, 2018- Woodbury County Boards of Supervisors approves office painting, moving expense, and project contingency fee of 5%.

November 6th 2018- Woodbury County Board of Supervisors approves construction contract with Global Engineering & Construction in the amount of \$648,900.00.

October 30th 2018- Bids are opened at 2:00 pm at the Dorothy Pecaut Nature Center. Bids are received at the Board of Supervisors meeting at the Woodbury County Courthouse.

October 23rd 2018- Board of Supervisors conducts public hearing at 4:45 pm Board Meeting. Approves "opening bids" at Dorothy Pecaut Nature Center for October 30th 2:00 pm. Approves "receiving bids" October 30th 4:45 pm at Woodbury County Courthouse .

October 9th 2018- Woodbury County Board of Supervisors approve project plans, specifications, form of contract, authorization to seek competitive bids, and set a hearing date for October 23rd 2018 4:45 pm at the Woodbury County Courthouse Lower Level.

May 15th- 2018 the Woodbury County Board of Supervisors approved CMBA Architects to provide architecture and engineering services to draft design plans & specifications to be utilized in the competitive bid process relating to HVAC mechanical & control systems and roof improvements at the Dorothy Pecaut Nature Center.

May 8th 2018- Woodbury County Building Services Director, Woodbury County Finance Director, Woodbury County Assistant Attorney, & the Woodbury County Conservation Director held a meeting to discuss the HVAC upgrade and roof replacement project funding mechanism. After much discussion on Iowa Codes 350.3 and 350.6, it was decided that input would be necessary from the County's external audit firm (Williams & Company).

The Finance Director contacted the audit firm (Jeff Peters) who replied that the funds should be expended from Woodbury County fun 360 (CIP) and that Woodbury County should do the bid letting following Iowa Code 350.3 which provides that the Board pf Supervisors shall provide offices for the Conservation Board. If a project does not involve Conservation Boards Offices, under Code 350.6 bid letting would be conducted by the Conservation Board.

April 24th 2018- the Woodbury County Board of Supervisors approved Woodbury County CIP funds to be utilized toward the Dorothy Pecaut HVAC system and roof upgrades.

**FINANCIAL IMPACT:**

CIP = #9107-16

Innovational Concepts: Cleaning Chemicals & Hydronic Systems Treatment- \$2,055.00 + Shipping/ Handling  
Global Engineering & Construction: Architects Change Order #1- \$27,118.00  
Change Order Total = \$29,173.00

- \*Previously (11-13-2018) approved Painting, Office Moving Expense- (\$5,191.00)
- \*Previously (11-06-2018) approved; Global Engineering & Construction Inc.- Construction Contract - (\$648,900.00)
- \*Previously (5-15-2018) approved; CMBA Architectural & Engineering Contract - (\$42,250.00)
- \*Previously Project Contingency (5% of Construction); painting, tele-data, office relocations, other - (\$32,445.00)
- \*Previously approved project funding; not to exceed total - (\$723,595.00)
- \*Pre-Bid Project Cost Estimate; (\$722,436.00)

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

Yes  No

**RECOMMENDATION:**

Woodbury County Building Services & Woodbury County Conservation Departments request approval of Dorothy Pecaut change order #1 and Innovational Concepts quote for hydronic systems cleaner/ treatment. This will also ensure that the project substantial completion date will not be altered.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve Dorothy Pecaut Nature Center HVAC and Roof Project change order #1, purchase of hydronic system cleaner, geothermal system treatment as quoted by Innovational Concepts Inc., increase project contingency by \$1,119.00 and total project funding to \$725,514.00.

## Kenny Schmitz

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**From:** Kenny Schmitz  
**Sent:** Wednesday, December 12, 2018 8:48 AM  
**To:** Terry Glade; Corey Metzger; Dan Munch  
**Subject:** Dorothy Pecaut Nature Center Geothermal Glycol  
**Attachments:** 18-1814 Woodbury Dorothy Hydronic Treatment.pdf

ICI has completed the water testing at DP. I have not received the official test results however they have called me and provided those. They are recommending that the system be flushed & cleaned. Results were as follows:

Millipore Test= 250-300 (Dirty)  
PH= 7.29 (slightly acidic)  
TDS= 981  
Glycol= +22 Degrees (16%)  
Phosphate= Trace  
Inhibitor= Depleted

I requested ICI provide me chemical & glycol costs.

They have provided 1-pail costs (attached) for System Cleaner & Treatment chemicals only (does not include installation/labor). We need to provide them the system gallons size and they can then tell us how much (pails) will be required of each chemical..... Corey can you estimate the system size for me?

Their response to Glycol was that it could be purchased locally cheaper than what they could provide it so they wouldn't quote it.

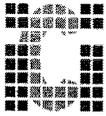
Now that we know this must be done we can probably complete discussion on how we approach this with the General.

Thanks,

*Kenny Schmitz*

Director Building Services  
Woodbury County  
712.279.6539

*Providing Professional Services to Woodbury County since 2015*



# INNOVATIONAL CONCEPTS INC.

## REPORT OF LABORATORY ANALYSIS MILLIPORE CORROSION STUDY

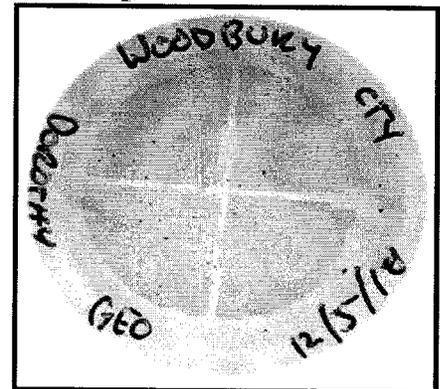
### WOODBURY COUNTY

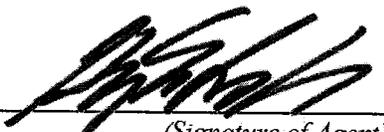
Facility: Dorothy Pecaut  
 System: Hydronic  
 Loop: Geothermal

Report Date: November 23, 2018  
 Sample Date: November 14, 2018  
 Technician: Greg Lucas

TEST	RESULTS	
Nitrite (NO <sub>2</sub> )	<50	ppm
Phosphate	Trace	
pH	7.29	units
Total Dissolved Solids (TDS)	981.3	ppm
Glycol Type	Propylene	
Glycol °F	+22	°F
Glycol %	16	%

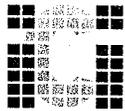
Millipore Corrosion Patch



  
 (Signature of Agent)

November 23, 2018  
 (Date)

*Innovational Concepts Inc. guarantees the accuracy of the analysis done on the sample submitted for testing. It is not possible for Innovational Concepts Inc. to guarantee that a test result obtained on a particular sample will be the same on any other sample unless all conditions affected the sample are the same, including sampling by the CDC Elite Certified Testing Laboratory. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.*



# INNOVATIONAL CONCEPTS INC.

www.innovationalconcept.com

January 14, 2019

Proposal #18-1814

Revision #001

Kenny Schmitz  
Woodbury County  
401 8<sup>th</sup> Street  
Sioux City, IA 51101

RE: Hydronic Treatment – Dorothy Pecaut

Mr. Schmitz,

Thank you for allowing Innovational Concepts the opportunity to propose our Hydronic Treatment for the Dorothy Pecaut location.

Qty	Description	Price
1	55 Drum: IC4777 Hydronic System Cleaner	\$1,210.00 Lot
1	30 Drum: ICB-011G-5 Phosphate Geothermal Treatment	\$765.00 Lot
1	55 Drum Core Fee	\$50.00 Each
1	30 Drum Core Fee	\$30.00 Each

The above pricing does not include injection, applicable taxes, shipping and handling fees. Pricing is valid for 30 days from the date of the proposal. Payment terms are Net 30. Upon acceptance, please sign at the below and forward to our office. Drums are returnable to ICI and will incur the core fees. The drum fees will be refunded when the totes are returned to ICI.

Sincerely,

Greg Lucas  
Technical Director USA / Sales

### Authorized Representative

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

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

Title: \_\_\_\_\_

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

# AIA<sup>®</sup> Document G701<sup>™</sup> – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 Dorothy Peacaut Nature Center  
 4500 Sioux River Road  
 Sioux City, IA 51109

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: 11/6/2018

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 01  
 Date: 2/19/2019

**OWNER:** *(Name and address)*  
 Woodbury County  
 620 Douglas Street  
 Sioux City, IA 51101

**ARCHITECT:** *(Name and address)*  
 Cannon Moss Brygger & Assoc. P.C.  
 dba CMBA Architects P.C.  
 302 Jones St., Suite 200  
 Sioux City, IA 51101

**CONTRACTOR:** *(Name and address)*  
 Global Engineering & Construction  
 425 Perry Street  
 Sioux City, IA 51103

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

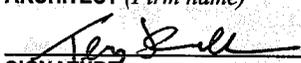
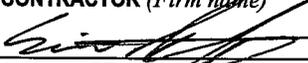
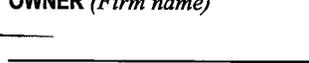
Item #1: Price Request #1 - Glycol and System Flusing and Cleaning ADD \$27,118.00

The original Contract Sum was	\$	648,900.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	648,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$	27,118.00
The new Contract Sum including this Change Order will be	\$	676,018.00

The Contract Time will be unchanged by Zero (0) days.  
 The new date of Substantial Completion will be May 31, 2019.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

<p>CMBA Architects P.C.  <b>ARCHITECT</b> <i>(Firm name)</i></p> <p>  <b>SIGNATURE</b></p> <p>Terry Glade, AIA  <b>Principal Architect</b></p> <p><b>PRINTED NAME AND TITLE</b></p> <p>2/19/19  <b>DATE</b></p>	<p>Global Engineering &amp; Construction  <b>CONTRACTOR</b> <i>(Firm name)</i></p> <p>  <b>SIGNATURE</b></p> <p>Eric Steffen  <b>Project Manager</b></p> <p><b>PRINTED NAME AND TITLE</b></p> <p>2/21/19  <b>DATE</b></p>	<p>Woodbury County  <b>OWNER</b> <i>(Firm name)</i></p> <p>  <b>SIGNATURE</b></p> <p>Keith Radig  <b>Chairperson</b></p> <p><b>PRINTED NAME AND TITLE</b></p> <p><b>DATE</b></p>
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February 20, 2019

Dan Munch  
CMBA Architects  
302 Jones Street #200  
Sioux City, IA 51101

**PRICE REQUEST #1 – DRAIN & REFILL GLYCOL SYSTEM**

Dan,

The following price request is the cost breakdown to drain and refill the existing glycol system. All material, labor, equipment and fees are included.

**PRICE BREAKDOWN (PLUMBING & MECHANICAL):**

(13) Barrels, 25% Premixed Glycol	Labor	\$6,000.00
	Material	\$5,122.00
(28) Waste Barrels (\$30/EA)	Labor	\$300.00
	Material	\$840.00
(28) Barrels Used Glycol & Cleaner Disposal Fee	Labor	\$300.00
	Material	\$3,444.00
Equipment Rental	Labor	\$75.00
	Material	\$657.00
Barrel Delivery & Pickup	Labor	\$75.00
	Material	\$320.00
CW Suter to supply (3) temporary furnaces.	Material	\$636.00
Repipe existing heating system so upstairs & downstairs can be isolated	Material	\$520.00
	Labor	\$1,480.00
Relocate existing 1-1/4 condensate drain line	Labor	\$150.00
	Material	\$38.00
<b>MATERIAL:</b>		<b>\$11,577.00</b>
<b>LABOR:</b>		<b>\$8,380.00</b>
<b>10% OVERHEAD:</b>		<b>\$1,995.70</b>
<b>5% PROFIT:</b>		<b>\$1,097.64</b>
<b>TOTAL</b>		<b>\$23,050.34</b>

**NOTE:** Any overtime required to meet due date due to RFP approval delay will be an additional charge.

**PRICE BREAKDOWN (ELECTRICAL):**

Run Power to (3) Temp. Furnaces	Labor	\$475.00
Run Power to (3) Temp. Furnaces	Material	\$795.00
Run Power to (3) Temp. Furnaces	Equipment	\$0.00

<b>LABOR:</b>	<b>\$475.00</b>
<b>MATERIAL:</b>	<b>\$800.00</b>
<b>8% OVERHEAD &amp; PROFIT:</b>	<b>\$105.00</b>
<b>TOTAL</b>	<b>\$1,380.00</b>

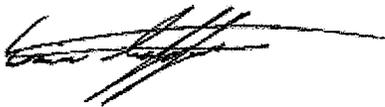
**PRICE BREAKDOWN (GENERAL):**

Project Manager Time	Labor	\$350.00
	Material	\$0.00
	Equipment	\$0.00

<b>8% OVERHEAD &amp; PROFIT:</b>	<b>\$1,954.66</b>
<b>1% INSURANCE:</b>	<b>\$244.33</b>
<b>2% BONDS:</b>	<b>\$488.67</b>
<b>TOTAL</b>	<b>\$2,687.66</b>

**CHANGE ORDER #1 TOTAL: \$27,118.00**

Respectfully submitted,



Global Engineering & Construction  
Eric Steffen  
Project Manager

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

**#10**

Date: 2/19/2019 Weekly Agenda Date: 2/26/2019

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

**WORDING FOR AGENDA ITEM:**

Receive and consider bids for project number L-B(D156)--73-97

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

Plans have been completed and bids will be received for construction of a new reinforced concrete box culvert to replace existing bridge D156 on Franklin Avenue near Merville.

**BACKGROUND:**

The county programmed bridge D156 for replacement in fiscal year 2019. The existing bridge is load restricted due to substructure deterioration.

**FINANCIAL IMPACT:**

This bridge is paid for with local 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:**

- 1) I recommend that the Board receive bids for project number L-B(D156)--73-97 and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the quotes.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1) Motion to receive bids for project number L-B(D156)--73-97 and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.

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

**#11**

Date: 02/19/2019

Weekly Agenda Date: 02/26/2019

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Jeremy Taylor, Supervisor

**WORDING FOR AGENDA ITEM:**

Consider a motion for the commitment of future secondary road levy generated by CF Industries

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This motion recommends that the county board and secondary road department set a goal to dedicate future property tax revenue generated by CF Industries valuation be dedicated to gravel purchase for improving the county's gravel road system.

**BACKGROUND:**

CF Industries received a 20 year property tax deferment with their full valuation subject to taxes in FY 2036. Beginning in FY 2018, the new valuation eligible for taxation began to accrue under the development agreement. The annual valuation increase of the new plant is shown in the attached table in column 2 with the accumulated valuation in column 3. Between FY 2020 and FY 2036, the growing valuation will generate a maximum of \$6,758,957 for the secondary road fund based on the board continuing to levy property taxes to meet the minimum local effort as has been the current policy.

The county engineer showed the board that approximately \$12,500,000 in gravel would be needed to restore our gravel roads to the base thickness and condition they were in 30+ years ago. That \$12,500,000 only represents the cost of the gravel needed to restore the base thickness on all gravel roads and does not include the cost of hauling the gravel to the roads or the cost of preparing the roads to receive the new gravel. The \$6,758,957 would be a significant downpayment on the gravel and would potentially provide 50% of the revenue needed to fund a gravel road improvement program.

The potential revenue shown on the spreadsheet represents the maximum funding generated under the estimated local road property tax levy. This total may not be reached each year, depending upon the amount of debt served by the TIF district which must be satisfied prior to the valuation being released for property taxes.

**FINANCIAL IMPACT:**

The dedication has the potential to raise \$6,758,957 in revenue that could be dedicated to gravel purchase for the secondary road department.

**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:**

That the Board motion to dedicate future secondary road fund property tax revenue increases tied to the new CF Industries plant construction for the purchase of road gravel.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that future secondary road fund property tax revenue increases tied to the new CF Industries plant construction be dedicated to the purchase of road gravel.

		Current levy \$0.9627 FY 2020 levy \$1.13614		Current levy \$0.00									
YEAR	Rural Taxable Valuation with CF	General Taxable Valuation with CF	County Rural Basic at \$3.00375	Countywide General Basic at \$0.16875	Potential Property Tax Revenue **	75% Minimum Local Effort	LOSST Revenue	Property Tax Needed for Min. Local Effort	FY Rural Levy to meet 75% minimum	County Rural Basic at 75% level			
2020	\$ 1,276,249,410.00	\$ 4,471,884,941.00	\$ 3,833,534.17	\$ 754,630.58	\$ 4,588,164.75	\$ 3,441,123.56	\$ 2,060,000.00	\$ 1,381,123.56	\$ 1.1361416	\$ 1,450,000.05			
*2021	\$ 1,309,468,004.10	\$ 4,537,059,890.41	\$ 3,933,314.52	\$ 765,628.86	\$ 4,698,943.37	\$ 3,524,207.53	\$ 2,060,000.00	\$ 1,464,207.53	\$ 1.1181698	\$ 1,464,207.53			
*2022	\$ 1,342,804,584.14	\$ 4,602,672,389.31	\$ 4,033,449.27	\$ 776,700.97	\$ 4,810,150.24	\$ 3,607,612.68	\$ 2,060,000.00	\$ 1,547,612.68	\$ 1.1525226	\$ 1,547,612.68			
*2023	\$ 1,381,615,329.98	\$ 4,674,081,813.21	\$ 4,150,027.05	\$ 788,751.31	\$ 4,938,778.35	\$ 3,704,083.77	\$ 2,060,000.00	\$ 1,644,083.77	\$ 1.1899722	\$ 1,644,083.77			
*2024	\$ 1,415,191,433.28	\$ 4,740,582,581.34	\$ 4,250,881.27	\$ 799,973.31	\$ 5,050,854.58	\$ 3,788,140.93	\$ 2,060,000.00	\$ 1,728,140.93	\$ 1.2211358	\$ 1,728,140.93			
*2025	\$ 1,454,244,097.62	\$ 4,812,889,157.15	\$ 4,368,185.71	\$ 812,175.05	\$ 5,180,360.75	\$ 3,885,270.57	\$ 2,060,000.00	\$ 1,825,270.57	\$ 1.2551336	\$ 1,825,270.57			
*2026	\$ 1,488,064,538.59	\$ 4,880,296,048.72	\$ 4,469,773.86	\$ 823,549.96	\$ 5,293,323.82	\$ 3,969,992.86	\$ 2,060,000.00	\$ 1,909,992.86	\$ 1.2835417	\$ 1,909,992.86			
*2027	\$ 1,522,008,983.98	\$ 4,948,162,809.21	\$ 4,571,734.49	\$ 835,002.47	\$ 5,406,736.96	\$ 4,055,052.72	\$ 2,060,000.00	\$ 1,995,052.72	\$ 1.3108022	\$ 1,995,052.72			
*2028	\$ 1,561,433,673.82	\$ 5,021,849,037.30	\$ 4,690,156.40	\$ 847,437.03	\$ 5,537,593.42	\$ 4,153,195.07	\$ 2,060,000.00	\$ 2,093,195.07	\$ 1.3405597	\$ 2,093,195.07			
*2029	\$ 1,595,629,860.56	\$ 5,090,649,377.68	\$ 4,792,873.19	\$ 859,047.08	\$ 5,651,920.28	\$ 4,238,940.21	\$ 2,060,000.00	\$ 2,178,940.21	\$ 1.3655675	\$ 2,178,940.21			
*2030	\$ 1,635,308,809.16	\$ 5,165,278,521.45	\$ 4,912,058.84	\$ 871,640.75	\$ 5,783,699.59	\$ 4,337,774.69	\$ 2,060,000.00	\$ 2,277,774.69	\$ 1.3928713	\$ 2,277,774.69			
*2031	\$ 1,669,761,797.25	\$ 5,235,031,206.67	\$ 5,015,547.00	\$ 883,411.52	\$ 5,898,958.51	\$ 4,424,218.89	\$ 2,060,000.00	\$ 2,364,218.89	\$ 1.4159019	\$ 2,364,218.89			
*2032	\$ 1,704,345,115.22	\$ 5,305,267,218.73	\$ 5,119,426.64	\$ 895,263.84	\$ 6,014,690.48	\$ 4,511,017.86	\$ 2,060,000.00	\$ 2,451,017.86	\$ 1.4380995	\$ 2,451,017.86			
*2033	\$ 1,744,415,066.38	\$ 5,381,346,390.92	\$ 5,239,786.76	\$ 908,102.20	\$ 6,147,888.96	\$ 4,610,916.72	\$ 2,060,000.00	\$ 2,550,916.72	\$ 1.4623336	\$ 2,550,916.72			
*2034	\$ 1,779,262,967.04	\$ 5,452,563,604.83	\$ 5,344,461.14	\$ 920,120.11	\$ 6,264,581.25	\$ 4,698,435.93	\$ 2,060,000.00	\$ 2,638,435.93	\$ 1.4828814	\$ 2,638,435.93			
*2035	\$ 1,819,600,146.71	\$ 5,529,633,790.88	\$ 5,465,623.94	\$ 933,125.70	\$ 6,398,749.64	\$ 4,799,062.23	\$ 2,060,000.00	\$ 2,739,062.23	\$ 1.5053100	\$ 2,739,062.23			
*2036	\$ 1,918,977,948.18	\$ 5,666,111,928.79	\$ 5,764,130.01	\$ 956,156.39	\$ 6,720,286.40	\$ 5,040,214.80	\$ 2,060,000.00	\$ 2,980,214.80	\$ 1.5530219	\$ 2,980,214.80			
			\$ 83,387,241.64	\$ 15,152,595.79	\$ 98,539,837.43	\$ 73,904,878.07	\$ 37,080,000.00	\$ 36,824,878.07		\$ 36,938,137.53			

\*estimated valuation at 1% growth per year not including CF valuation growth

\*\* This is the potential revenue at the maximum rural basic and general basic levy.

YEAR	CF Valuation Growth	CF Valuation Total	(90%) rollback CF Taxable Valuation	Maximum CF Rural Basic at 75% level
2020	\$ 29,750,000.00	\$ 107,100,000.00	\$ 96,390,000.00	\$ 109,512.69
*2021	\$ 23,800,000.00	\$ 130,900,000.00	\$ 117,810,000.00	\$ 131,731.58
*2022	\$ 23,800,000.00	\$ 154,700,000.00	\$ 139,230,000.00	\$ 160,465.73
*2023	\$ 29,750,000.00	\$ 184,450,000.00	\$ 166,005,000.00	\$ 197,541.33
*2024	\$ 23,800,000.00	\$ 208,250,000.00	\$ 187,425,000.00	\$ 228,871.38
*2025	\$ 29,750,000.00	\$ 238,000,000.00	\$ 214,200,000.00	\$ 268,849.61
*2026	\$ 23,800,000.00	\$ 261,800,000.00	\$ 235,620,000.00	\$ 302,428.09
*2027	\$ 23,800,000.00	\$ 285,600,000.00	\$ 257,040,000.00	\$ 336,928.60
*2028	\$ 29,750,000.00	\$ 315,350,000.00	\$ 283,815,000.00	\$ 380,470.95
*2029	\$ 23,800,000.00	\$ 339,150,000.00	\$ 305,235,000.00	\$ 416,818.98
*2030	\$ 29,750,000.00	\$ 368,900,000.00	\$ 332,010,000.00	\$ 462,447.20
*2031	\$ 23,800,000.00	\$ 392,700,000.00	\$ 353,430,000.00	\$ 500,422.21
*2032	\$ 23,800,000.00	\$ 416,500,000.00	\$ 374,850,000.00	\$ 539,071.60
*2033	\$ 29,750,000.00	\$ 446,250,000.00	\$ 401,625,000.00	\$ 587,309.72
*2034	\$ 23,800,000.00	\$ 470,050,000.00	\$ 423,045,000.00	\$ 627,325.56
*2035	\$ 29,750,000.00	\$ 499,800,000.00	\$ 449,820,000.00	\$ 677,118.53
*2036	\$ 95,200,000.00	\$ 595,000,000.00	\$ 535,500,000.00	\$ 831,643.23
				\$ 6,758,956.97
*estimated valuation at 1% growth per year not including CF valuation growth				
** This is the potential revenue at the maximum rural basic and general basic levy.				

December 16, 2018  
Dunes Contracting  
PO Box 246  
North Sioux City, SD  
712-223-1285

Hi Sheila and Kathy

Thank you for the opportunity to make your facility more productive and thank you for your service improving the lives of people. After a visual of your facility and discussing your needs and wants, I've put together a basic outline of what we can do working together.

While we would prefer to utilize your budget modernizing the guest area, an immediate need is to address the water damage in the southwest basement wall area. Until we are able to get a better assessment of the damage and cause, we can't determine a cost. It could be as simple as improving outside drainage and applying waterproofing to the interior. Or it may require digging to the footing in the affected area, assessing and repairing the wall and inserting a drainage system along the footing.

We anticipate addressing the wall issue as well as your other outlined needs within your \$100,000 budget. Our hope is that the basement wall cost is minimal so that we can modernize more windows.

There are always challenges working in confined areas and this may be even tougher since there does not appear to be a normal setback with the house to the west. Hopefully that homeowner will be cooperative with respect to that common area.

We will coordinate a date with you towards Spring for the exterior jobs for safety and cost effective reasons. Inside work date will also be coordinated so that it will be done as quickly as possible in order to minimize disruption of services and insure a safe and clean environment for all.

### **Remodel 1**

- **Expansion of front door.**

We propose to build a new entry that extends 5 feet from current structure that matches the exterior of the present building. We will draft a design for approval. We will need to tear out sidewalk and dig frost footings. We will work with Siouxland Mental Health so that the structure conforms to their specific needs. The sidewalk will be reconstructed where removal was necessary.

We will eliminate walls inside the welcome area to accommodate handicap accessibility and improved visitor flow.

- **Moving the stairs.**

We propose to move the stairs to an area where they were located previously near the southwest entry. This will involve demolition and reconstruction so that the stairs are as convenient as possible for staff who use the basement area as a storage area. We may need to modify the existing bathroom to create the length needed for the stairs.

The existing stairs will be removed and a new floor will be constructed.

- **Fixing the structure**

In the basement near the southwest wall area, we propose to replace or add joists where the current joist have been affected by water damage. In addition a new bearing wall will be built as needed.

The existing water damage appears to be from many years of penetration. We propose to dig a test hole down to the footing to examine the underground structure. At that time we may be able to make a better determination of what can be done to minimize future damage, assess where the water is originating from, and if it is necessary to treat the current wall on the exterior.

We propose applying a drylock product to the interior affected walls.

We anticipate minimizing future water damage by creating improved runoff.

- **Cosmetic updates-**

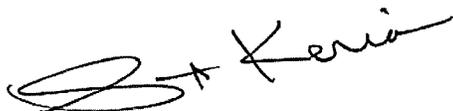
All carpet in the common area will be replaced with carpet tile. A 100% waterproof vinyl tile plank will be installed in other areas. Color and pattern determined by customer. New doors in kitchen entryways will be installed.

Modern efficient windows that open for safety will be installed based on budget.

## **Remodel 2**

We propose to replace kitchen subfloor that was previously damaged and install high quality vinyl waterproof tile approved by customer. We will replace existing cabinets and will install a hard surface granite or quartz countertop. Commercial appliances will be supplied by others. Note: We need an approved layout and specs to coordinate cabinet layout,

We need to put together a cabinet layout to finish an estimate for this area.



Siouxland Mental Health  
Budget Funding Projection  
FYE June 30, 2020

	<u>Total Costs</u>	Adjusted
<b>Overall Community Benefit:</b>		
A. Nurse Care Management	\$ 413,963.05	\$ 325,000.00
B. Same Day Crisis Services	\$ 94,821.47	\$ 207,000.00 Items B-E
C. Community Health Education Marketing Assistant	\$ 62,167.38	\$ -
Annual Mental Illness Community Education Conference		
Annual Rock the Stigma Community Event		
Newspaper, TV, Billboard & Social Media/Website Education		
D. Specialized Therapy & Psychiatric Training	\$ 15,000.00	\$ -
E. Intake/ New Patient Assistance Bilingual Assistance	\$ 114,340.71	\$ -
Intake/ New Patient Assistance		
Total Overall Community Benefit	<u>\$700,292.61</u>	<u>\$532,000</u>
<b>Mental Health Services</b>		
Fee For Services up to limit of	150,000.00	\$ -
<b>Mental Health Medication Assistance</b>		
Fee For Services up to limit of	10,000.00	\$ -
<b>Project Compass</b>	178,818.56	\$ 178,818.56
<b>Friendship House</b>	192,637.42	\$ 214,131.00
<b>Peer Support</b>	21,493.91	\$ -
<b>Assessment &amp; Stabilization Center</b>	<u>780,000.00</u>	<u>\$ 585,400.00</u>
<b>Total Requested Program Budget Funding</b>	<u>\$2,033,242.50</u>	<u>\$1,510,350</u>

## HF 2456 CRISIS SERVICES DEVELOPMENT & WOODBURY COUNTY

### TRANSITION PLAN

Transition activity needs specific to Woodbury County under the responsibility and direction of the CEO:

Function	Timeline for completion
1. Meet with Woodbury County providers to discuss any non-core funding needs to inform them of the request deadline of October 31, 2018.	September 30, 2018
2. Governance Board non-core funding request decisions made prior to budget development.	December 15, 2018
3. Appoint Governance Board Chairman and Vice-Chairman for 2019 and designate central location for Governance Board meetings.	December 31, 2018
4. FY'20 Budget development which may include two projections consisting of one with Woodbury County and one without.	January 15, 2019
5. FY'20 rate negotiations and contract execution with Woodbury County providers.	March 31, 2019
6. Determination of Woodbury County financial position per the terms and conditions of the MOU.	April 1, 2019
7. FY'20 Annual Service and Budget plan to include Woodbury County.	April 1, 2019
8. Assist Governance Board in the assessment of staffing needs for Woodbury County and direct the hiring process.	April 30, 2019
9. Identification of claims volume and determination of Rolling Hills staffing needs for data entry and fiscal agent implications.	May 31, 2019
10. Management Plan amendment to designate Woodbury County as a member of Rolling Hills and access points which requires approval of the MH/DS Commission.	June 30, 2019
11. Funding determination and Notices of Decision to those individuals needing regional funding as reviewed prior to FY'20.	June 30, 2019
12. 28E to be revised to include Woodbury County by the Rolling Hills Region member counties.	June 30, 2019
13. Work closely with Sioux Rivers Region to transition all individuals into the Rolling Hills County Service Network.	June 30, 2019

#### Chapter 25.3(2) DRAFT RULES REQUIRE THE FOLLOWING:

Regions shall implement the following intensive mental health core services on or before 7/1/2021 provided that federal matching funds are available under the Iowa Health and Wellness plan pursuant to Iowa Code chapter 249N:

