

Woodbury County Law Enforcement Center Authority

Agenda

November 12, 2020 2:30 p.m.

Woodbury County Courthouse, First Floor Boardroom

2:30 p.m. Call Meeting to Order

1. Approval of the agenda
2. Approval of the minutes of the October 27, 2020 meeting
3. Approval of claims
4. Approval of resolution approving and authorizing the revised Exhibit C as shown to the Lease Agreement between Woodbury County Law Enforcement Authority and Woodbury County, Iowa
5. Update on new Law Enforcement Center – Baker Group
6. Commissioners concerns

ADJOURNMENT

Woodbury County Law Enforcement Center Authority

Minutes

October 27, 2020, 3:00 p.m.

Woodbury County Courthouse, First Floor Boardroom

Attendance:

Members: Dan Moore, Ron Wieck, Rocky De Witt

Staff: Karen James, Kenny Schmitz, Dennis Butler

Meeting was called to order at 3:00 p.m.

1. Law Enforcement Center Authority went into closed session per Iowa Code Section 21.5 (1) (k)
2. Motion by De Witt, second by Moore to approve the agenda. Carried 3-0
3. Motion by De Witt, second by Moore to approve the minutes of the October 12, 2020 meeting. Carried 3-0
4. Motion by De Witt, second by Moore to approve schematic design plans for the Woodbury County Law Enforcement Center. Carried 3-0
5. There were no Commissioners concerns.

Motion by De Witt, second by Moore to adjourn the meeting.

Dan Moore, Secretary



Woodbury County

Expense Approval Report

By Segment (Select Below)

Post Dates 11/12/2020 - 11/12/2020

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
Office: 45 - Law Enforcement Authority					
WOODBURY CNTY TREASURER	4750-45-9111-000-61001	10-30-20	Goldberg Group invoice 1054 (...	11/12/2020	101,932.50
WOODBURY CNTY TREASURER	4750-45-9111-000-61001	10-30-20	Goldberg Group invoice 1052 (...	11/12/2020	110,000.00
WOODBURY CNTY TREASURER	4750-45-9111-000-61001	10-30-20	Goldberg Group inv. Proj#16003..	11/12/2020	152,898.75
WOODBURY CNTY TREASURER	4750-45-9111-000-61002	10-30-20	Baker Group invoice 184768 (p...	11/12/2020	35,000.00
WOODBURY CNTY TREASURER	4750-45-9111-000-61004	10-30-20	Goldberg Group inv. 1054 (p.d. ...	11/12/2020	507.28
WOODBURY CNTY TREASURER	4750-45-9111-000-61004	10-30-20	Goldberg Group inv. 1052 (p.d. ...	11/12/2020	810.46
WOODBURY CNTY TREASURER	4750-45-9111-000-61004	10-30-20	Steffen Engineering invoice (pos...	11/12/2020	2,450.00
Steffen Engineering & Testing I...	4750-45-9111-000-61004	12334	Boundry survey plat, topograph...	11/12/2020	8,750.00
Sioux City Fire Dept	4750-45-9111-000-61004	3701 28th	Fire Prevention Bereau - Flow T...	11/12/2020	100.00
J P Cooke Co	4750-45-9111-000-61004	643681	Desk seal - Jail project	11/12/2020	61.65
Office 45 - Law Enforcement Authority Total:					412,510.64
Grand Total:					412,510.64

Report Summary**Fund Summary**

Fund	Expense Amount	Payment Amount
4750 - Construction Law Enforcement Authority	412,510.64	0.00
Grand Total:	412,510.64	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4750-45-9111-000-61001	Architecture & Engineering	364,831.25	0.00
4750-45-9111-000-61002	Project Management	35,000.00	0.00
4750-45-9111-000-61004	Misc/Administration	12,679.39	0.00
Grand Total:		412,510.64	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4750-9111-ARCHITECTURE & ENGINEERING	364,831.25	0.00
4750-9111-MISC/ADMINISTRATION	12,679.39	0.00
4750-9111-PROJECT MANAGEMENT	35,000.00	0.00
Grand Total:	412,510.64	0.00

ITEMS TO INCLUDE ON AGENDA FOR NOVEMBER 12, 2020

WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY

Woodbury County Law Enforcement Center Authority.

- Resolution approving and authorizing the revised Exhibit C as shown to the Lease Agreement between Woodbury County Law Enforcement Center Authority and Woodbury County, Iowa.

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

November 12, 2020

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

Absent: _____

* * * * *

Commissioner _____ introduced the following resolution entitled "RESOLUTION APPROVING AND AUTHORIZING THE REVISED EXHIBIT C TO THE LEASE AGREEMENT BY AND BETWEEN WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY AND WOODBURY COUNTY, IOWA", and moved that the resolution be adopted. Commissioner _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Resolution was duly adopted as follows:

RESOLUTION APPROVING AND AUTHORIZING THE
REVISED EXHIBIT C TO THE LEASE AGREEMENT BY
AND BETWEEN WOODBURY COUNTY LAW
ENFORCEMENT CENTER AUTHORITY AND WOODBURY
COUNTY, IOWA

WHEREAS, there has heretofore been established Base Rent payments pursuant to a Lease Agreement by and between the Woodbury County Law Enforcement Center Authority and Woodbury County, Iowa, dated September 1, 2020 (the "Lease Agreement"), as amended, which Base Rent is and will continue to be collected as set forth therein; and

WHEREAS, pursuant to Article VII of the Lease Agreement, Exhibit C shall be updated by the Authority's Municipal Advisor within 30 days after issuance of the Law Enforcement Center Facilities Revenue Bonds.

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

Section 1. That amended Exhibit C attached hereto, is hereby approved and shall be substituted and made a part of the Lease Agreement.

Section 2. That, except as amended hereby, all other aspects of the Lease Agreement are hereby ratified, confirmed and approved and remain in full force and effect.

PASSED AND APPROVED this 12th day of November, 2020.

Chairperson, Board of Commissioners

ATTEST:

Secretary, Board of Commissioners

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

I, the undersigned Secretary of the Board of Commissioners of the Woodbury County Law Enforcement Center Authority (“Authority”), do hereby certify that attached is a true and complete copy of the portion of the records of the Authority showing proceedings of the Board of Commissioners, and the same is a true and complete copy of the action taken by the Board of Commissioners with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board of Commissioners and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Commissioners (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Board of Commissioners and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Authority or the right of the individual named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board of Commissioners hereto affixed this _____ day of _____, 2020.

Secretary, Woodbury County Law Enforcement
Center Authority

EXHIBIT C

Schedule of Base Rent Payments

11/1/2021	\$ 638,558.63
5/1/2022	\$ 1,092,469.60
11/1/2022	\$ 289,593.60
5/1/2023	\$ 1,444,593.60
11/1/2023	\$ 284,344.13
5/1/2024	\$ 1,449,344.13
11/1/2024	\$ 277,476.45
5/1/2025	\$ 1,457,476.45
11/1/2025	\$ 269,930.35
5/1/2026	\$ 1,464,930.35
11/1/2026	\$ 260,406.20
5/1/2027	\$ 1,470,406.20
11/1/2027	\$ 249,855.00
5/1/2028	\$ 1,484,855.00
11/1/2028	\$ 237,597.63
5/1/2029	\$ 1,497,597.63
11/1/2029	\$ 224,399.13
5/1/2030	\$ 1,509,399.13
11/1/2030	\$ 209,975.00
5/1/2031	\$ 1,524,975.00
11/1/2031	\$ 194,556.63
5/1/2032	\$ 1,544,556.63
11/1/2032	\$ 178,120.38
5/1/2033	\$ 1,553,120.38
11/1/2033	\$ 160,692.25
5/1/2034	\$ 1,570,692.25
11/1/2034	\$ 142,115.50
5/1/2035	\$ 1,592,115.50
11/1/2035	\$ 122,286.75
5/1/2036	\$ 1,612,286.75
11/1/2036	\$ 99,266.25
5/1/2037	\$ 1,634,266.25
11/1/2037	\$ 75,550.50
5/1/2038	\$ 1,660,550.50
11/1/2038	\$ 51,062.25
5/1/2039	\$ 1,681,062.25
11/1/2039	\$ 25,878.75
5/1/2040	\$ 1,700,878.75