



## Woodbury County Law Enforcement Center Authority

620 Douglas St., Room 104

Sioux City, Iowa 51101

712 – 279-6525

Ron Wieck - Chair

Dan Moore - Secretary

Rocky De Witt - Treasurer

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### Agenda

October 26, 2021 3:00 p.m.

First Floor Boardroom, County Courthouse

**3:00 p.m.** Call Meeting to Order

1. Approval of the agenda
2. Approval of the minutes of the October 20, 2021 meeting

**3:05 p.m.** 3. Public hearing on the Temporary Construction Easement and Permanent Sanitary Sewer Easement for 3701 – 28<sup>th</sup> Street with the City of Sioux City  
(Set time)

4. Discussion and approval of Temporary Construction Easement with City of Sioux City
5. Discussion and approval of Permanent Sanitary Sewer Easement with City of Sioux City
6. Discussion and approval of PR5 for Woodbury County LEC Project
7. Closed Session {Iowa Code Section 21.5 (1) (c)}
8. Commissioners concerns

**ADJOURNMENT**

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

October 20, 2021 4:00 p.m.

First Floor Boardroom, County Courthouse

Attendance:

Members: Rocky De Witt, Ron Wieck

Staff: Karen James, Dennis Butler

Meeting was called to order at 4:00 p.m.

1. Motion by De Witt, second by Wieck to approve the agenda. Carried 2-0
2. Motion by De Witt, second by Wieck to approve the minutes of the October 12, 2021 meeting. Carried 2-0
3. Motion by Wieck, second by De Witt to approve the claims totaling \$752,535.95. Carried 2-0
4. Motion by De Witt, second by Wieck to receive bond structuring summary document. Carried 2-0

Nathan Summer, D.A. Davidson & Co., gave a presentation on revenue bonds, Series 2021.

Motion by Wieck, second by De Witt to approve resolution directing the acceptance of a proposal to purchase \$25,000,000 Law Enforcement Center Facilities Revenue Bonds, Series 2021. Carried 2-0

5. Motion by De Witt, second by Wieck to approve the October 26, 2021 at 3:05 p.m. for a public hearing on permanent sanitary sewer easement and temporary construction easement for the construction of a portion of the Woodbury County Law Enforcement Center offsite improvements. Carried 2-0
6. Wieck spoke on things that are happening at the Law Enforcement Center site.

Motion by De Witt, second by Wieck to adjourn.

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Dan Moore, Secretary

## TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County Law Enforcement Center Authority of 620 Douglas Street, Sioux City, IA 51101 in consideration of Mutual Benefits agreed with the City of Sioux City, Iowa, do hereby grant unto the said City of Sioux City, Iowa, the right to perform the following work: storage of equipment, materials, workers and machinery and other work associated with the project on the following described premises situated in the County of Woodbury, State of Iowa, to-wit:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TEMPORARY EASEMENT (TE#1): COMMENCING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING THE SOUTHEAST CORNER OF PROPERTY VESTED IN CITY OF SIOUX CITY, A MUNICIPAL CORPORATION, PER DEED BOOK 714, PAGE 5447, THENCE NORTH 02°27'25" EAST ALONG THE SECTION LINE, 67.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28<sup>TH</sup> STREET; THENCE LEAVING SAID SECTION LINE AND ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 102.45 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 100.91 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 81°39'14" WEST, 299.52 FEET; THENCE NORTH 78°36'56" WEST, 200.77 FEET; THENCE NORTH 51°09'40" WEST, 156.13 FEET; THENCE NORTH 51°03'19" WEST, 256.65 FEET; THENCE NORTH 57°20'59" WEST, 188.86 FEET; THENCE NORTH 56°15'33" WEST, 140.35 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 02°18'34" EAST ALONG SAID WEST LINE, 11.72 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 56°15'33" EAST, 146.37 FEET; THENCE SOUTH 57°20'59" EAST, 189.32 FEET; THENCE SOUTH 51°03'19" EAST, 257.19 FEET; THENCE SOUTH 51°09'40" EAST, 153.68 FEET; THENCE SOUTH 78°36'56" EAST, 198.06 FEET; THENCE SOUTH 81°39'14" EAST, 399.67 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: TEMPORARY EASEMENT (TE#2): COMMENCING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING THE SOUTHEAST CORNER OF PROPERTY VESTED IN CITY OF SIOUX CITY, A MUNICIPAL CORPORATION, PER DEED BOOK 714, PAGE 5447, THENCE NORTH 02°27'25" EAST ALONG THE SECTION LINE, 67.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28<sup>TH</sup> STREET; THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 02°27'25" EAST, 29.84 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID SECTION LINE, NORTH 87°20'02" WEST, 99.38 FEET; THENCE NORTH 81°39'14" WEST, 398.86 FEET; THENCE NORTH 78°36'56" WEST, 189.94 FEET; THENCE NORTH 51°09'40" WEST, 146.32 FEET; THENCE NORTH 51°03'19" WEST, 258.81 FEET; THENCE NORTH 57°20'59" WEST, 190.68 FEET; THENCE NORTH 56°15'33" WEST, 164.42 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°18'34" EAST ALONG SAID WEST LINE, 11.72; THENCE LEAVING SAID WEST LINE, SOUTH 56°15'33" EAST, 170.44 FEET; THENCE SOUTH 57°20'59" EAST, 191.14 FEET; THENCE SOUTH 51°03'19" EAST, 259.35 FEET; THENCE SOUTH 51°09'40" EAST, 143.87 FEET; THENCE SOUTH 78°36'56" EAST, 187.23 FEET; THENCE SOUTH 81°39'14" EAST, 398.10 FEET; THENCE SOUTH 87°20'02" EAST, 98.85 FEET TO SAID SECTION LINE; THENCE SOUTH 02°27'25" WEST, 10.00 FEET TO THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 27,420 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.) (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER IOWA STATE PLANE COORDINATES, NORTH ZONE, NAD 83.)

AND

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TEMPORARY EASEMENT: COMMENCING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING THE SOUTHEAST CORNER OF

PROPERTY VESTED IN CITY OF SIOUX CITY, A MUNICIPAL CORPORATION, PER DEED BOOK 714, PAGE 5447, THENCE NORTH 02°27'25" EAST ALONG THE SECTION LINE, 67.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28<sup>TH</sup> STREET; THENCE LEAVING SAID SECTION LINE AND ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 256.58 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING NORTH 87°20'27" WEST ALONG SAID RIGHT-OF-WAY LINE, 29.11 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 56°19'12" WEST, 169.40 FEET; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 122.64 FEET; THENCE SOUTH 02°39'33" WEST, 87.30 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 87°20'27" WEST ALONG SAID RIGHT-OF-WAY LINE, 15.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°39'33" EAST, 102.30 FEET; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE, SOUTH 87°20'27" EAST, 141.80 FEET; THENCE SOUTH 56°19'12" EAST, 198.51 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 6,165 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.) (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER IOWA STATE PLANE COORDINATES, NORTH ZONE, NAD 83.)

This Temporary Construction Easement shall remain in full force and effect until the City Engineer shall certify that the necessary work has been completed **in accordance with the plans and specifications of the Woodbury County Jail Infrastructure Project.**

The grantors herein do hereby covenant with the City of Sioux City that they are lawfully seized of the said premises and that they have a good and lawful authority to grant the same.

Signed this \_\_\_ day of \_\_\_\_\_ 2021.

Woodbury County Law Enforcement Center Authority

\_\_\_\_\_  
Ron Wieck, Chairperson

\_\_\_\_\_  
Dan A. Moore, Secretary

STATE OF IOWA            )  
  ) ss  
WOODBURY COUNTY    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, in and for the State of Iowa, personally appeared Ron Wieck, Chairperson of the Woodbury County Law Enforcement Center Authority and Dan A. Moore, Secretary of the Woodbury County Law Enforcement Center Authority to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

WITNESS my official signature and seal of office at Sioux City, Iowa, the day and year last written above.

\_\_\_\_\_  
Notary Public in and for said County and State

Return to and Prepared By: Cheryl Reynolds, City of Sioux City Real Estate Office, 405 6th St., Sioux City, Iowa (712) 279-6971

PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County Law Enforcement Center Authority in consideration Mutual Benefits receipt of which is herewith acknowledged, does hereby grant and convey to the City of Sioux City, Iowa an easement over and across the following real estate situated in Woodbury County, Iowa:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5 TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PERMANENT EASEMENT: COMMENCING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING THE SOUTHEAST CORNER OF PROPERTY VESTED IN CITY OF SIOUX CITY, A MUNICIPAL CORPORATION, PER DEED BOOK 714, PAGE 5447, THENCE NORTH 02°27'25" EAST ALONG THE SECTION LINE, 67.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28<sup>TH</sup> STREET AND THE POINT OF BEGINNING. THENCE LEAVING SAID SECTION LINE AND ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 102.45 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 81°39'14" WEST, 399.67 FEET; THENCE NORTH 78°36'56" WEST, 198.06 FEET; THENCE NORTH 51°09'40" WEST, 153.68 FEET; THENCE NORTH 51°03'19" WEST, 257.19 FEET; THENCE NORTH 57°20'59" WEST, 189.32 FEET; THENCE NORTH 56°15'33" WEST, 146.37 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 02°18'34" EAST ALONG SAID WEST LINE, 35.16 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 56°15'33" EAST, 164.42 FEET; THENCE SOUTH 57°20'59" EAST, 190.68 FEET; THENCE SOUTH 51°03'19" EAST, 258.81 FEET; THENCE SOUTH 51°09'40" EAST, 146.32 FEET; THENCE SOUTH 78°36'56" EAST, 189.94 FEET; THENCE SOUTH 81°39'14" EAST, 398.86 FEET; THENCE SOUTH 87°20'02" EAST, 99.38 FEET TO SAID SECTION LINE; THENCE SOUTH 02°27'25" WEST ALONG SAID SECTION LINE, 29.84 FEET TO THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 43,412 SQUARE FEET OR 1.00 ACRES, MORE OR LESS.) (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER IOWA STATE PLANE COORDINATES, NORTH ZONE, NAD 83.)

AND

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5 TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PERMANENT EASEMENT: COMMENCING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 14, SAID CORNER BEING THE SOUTHEAST CORNER OF PROPERTY VESTED IN CITY OF SIOUX CITY, A MUNICIPAL CORPORATION, PER DEED BOOK 714, PAGE 5447, THENCE NORTH 02°27'25" EAST ALONG THE SECTION LINE, 67.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28<sup>TH</sup> STREET; THENCE LEAVING SAID SECTION LINE AND ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°20'27" WEST, 285.69 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING NORTH 87°20'27" WEST ALONG SAID RIGHT-OF-WAY LINE, 267.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°39'33" EAST, 87.30 FEET; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE, SOUTH 87°20'27" EAST, 122.64 FEET; THENCE SOUTH 56°19'12" EAST, 169.40 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF

BEGINNING. (CONTAINING APPROXIMATELY 17,043 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.) (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER IOWA STATE PLANE COORDINATES, NORTH ZONE, NAD 83.)

The purpose of this easement agreement is to construct, operate and maintain a Sanitary Sewer. The Grantors herein retain the right to such use of the whole of said tract as is consistent with the exercise of said easement on the part of the said City in constructing, operating and maintaining said Sanitary Sewer project.

In case the City shall cease to require said Sanitary Sewer easement over said tract, then said easement shall cease and all rights herein granted shall revert to the Grantors herein or their assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

Woodbury County Law Enforcement Center Authority

\_\_\_\_\_  
Ron Wieck, Chairperson

\_\_\_\_\_  
Dan A. Moore, Secretary

STATE OF IOWA            )  
  ) ss  
WOODBURY COUNTY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, in and for the State of Iowa, personally appeared Ron Wieck, Chairperson of the Woodbury County Law Enforcement Center Authority and Dan A. Moore, Secretary of the Woodbury County Law Enforcement Center Authority to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

WITNESS my official signature and seal of office at Sioux City, Iowa, the day and year last written above.

\_\_\_\_\_  
Notary Public in and for said County and State