



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 28, 2016) (WEEK 26 OF 2016)

Agenda and Minutes also available at
www.woodburycountyiowa.gov

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 28, 2016 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 for speakers.

- 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, please limit your remarks 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 turn off all cell phones and other devices while in the Board Chambers.

AGENDA

- 4:30 p.m. 1. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence
2. Citizen Concerns Information
3. Approval of the agenda June 28, 2016 Action
4. Approval of the minutes of the June 21, 2016 meeting Action
5. Discussion and approval of claims Action
6. Presentation of resolution thanking and commending years of service to Mark Peterson, Woodbury County Conservation Department Information
7. Board of Supervisors – Jeremy Taylor/John Malloy
Good News Report: a. John Brandt, Senior Systems Analyst, Double Gold Medal Winner at Iowa Senior Games Track and Field Information
b. Danielle Dempster, Veterans Affairs Director, Speaker at US Senator Joni Ernst event Information

8. Board of Supervisors – Jeremy Taylor
 - a. Funding commitment for the Ag Expo Center Action
 - b. Consideration of Veteran Affairs location/expansion and payment of rent to Sioux Rivers Region Action

9. Human Resources – Ed Gilliland
 - Approval of Memorandum of Personnel Transaction Action

10. Planning/Zoning – John Pylelo
 - Public hearing and approval of third reading of Zoning Ordinance Map Amendment for Affordable Self Storage, LLC regarding re-zoning to AE(Agricultural Estates) of GIS Parcel #884728400005 Action

11. Rural Economic Development – David Gleiser
 - a. Approval of awarding Comprehensive Planning Project bid to Simmering-Cory, Inc. Action
 - b. Consideration of financial support to Merville, Salix, and Sergeant Bluff for planning services Action

12. Secondary Roads – Mark Nahra
 - a. Consideration of a permit for use of the county right of way for an underground utility Action
 - b. Receive and consider quotations for two pickup trucks Action
 - c. Consideration of approval of contract for gravel project GH-2016-2 road haul Action

13. Secondary Roads – Mark Nahra
 - Consideration of a resolution to set the interest rate for drainage warrants Action

**Recess Board of Supervisors Meeting
Convene Wolf Creek Drainage District Trustees Meeting**

14. Approval of June 21, 2016 minutes

**Adjourn Wolf Creek Drainage District Trustees Meeting
Continue Board of Supervisors Meeting**

15. Siouxland District Health – Tyler Brock
 - Authorize Chairman to sign Change Order #3 – Alt: To Siouxland District Health Siouxland District Health remodel with Sioux Contractors Action

16. County Treasurer – Mike Clayton
 - Approval of resolution naming depositories Action

17. Chairman’s Report Information
 - a. Department Head agenda
 - b. Human Resources BLR Learning
 - c. Interstate Justification Report

18. Reports on Committee Meetings Information

19. Citizen Concerns Information

20. Board Concerns and Comments Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MONDAY, JUNE 27	6:00 p.m. Zoning Commission Meeting, Board of Supervisors' Chambers
	7:30 p.m. Fair Board Meeting, Woodbury County Fair Office, Fairgrounds, Merville, Iowa
TUESDAY, JUNE 28	1:30 p.m. Governance Board Meeting, Plymouth County Courthouse Annex
TUESDAY, JULY 5	4:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WEDNESDAY, JULY 6	12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
THURSDAY, JULY 7	5:00 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WEDNESDAY, JULY 13	8:05 a.m. Woodbury County Information Communication Commission
	6:30 p.m. Woodbury County Solid Waste Agency (Sanitary Landfill) Executive Committee Meeting, Public Safety Center, Climbing Hill
	7:30 p.m. E911 Service Board Meeting, Public Safety Center, Climbing Hill
	8:00 p.m. County's Mayor Association Meeting, Public Safety Center, Climbing Hill
THURSDAY, JULY 14	12:00 p.m. SIMPCO Board of Directors, 1122 Pierce St, Sioux City, Iowa
	7:00 p.m. Siouxland Mental Health Center, Board Meeting, 625 Court Street
MONDAY, JULY 18	4:30 p.m. Community Action Agency of Siouxland Board Meeting, 2700 Leech Av
WEDNESDAY, JULY 20	10:00 a.m. Siouxland Center for Active Generations Board of Directors Meeting 313 Cook Street
	12:00 noon Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202, Sioux City, Iowa
THURSDAY, JULY 21	11:00 a.m. Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St., Sioux City, Iowa
MONDAY, JULY 25	6:00 p.m. Zoning Commission Meeting, Board of Supervisors' Chambers
TUESDAY, JULY 26	11:00 a.m. Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
	2:00 p.m. Decat Board Meeting, Western Hills AEA, Room F
MONDAY, AUGUST 1	6:00 p.m. Board of Adjustment meeting, Board of Supervisors' Chambers

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.

#4

JUNE 21, 2016 —TWENTYFOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 21, 2016 at 4:30 p.m. Board members present were Monson, Ung, Smith, Clausen, and Taylor. Staff members present were Dennis Butler, Budget Tax Analyst, Karen James, Board Administrative Coordinator, Ed Gilliland, Human Resources Director and Patrick Gill, Auditor/Clerk to the Board.

1. The meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.
2. Ryan Dowell Baum, Don Dew, Paul Johnston, Jim Roscovius, Victoria Hamilton, Deb Mandicino, Rees Conrad Douglas, Nheylin Ung, Ted Hamilton and Carter Smith of Sioux City addressed the Board about a Facebook post of Supervisor Ung.
Rick Benson of Anthon presented petitions regarding the dissolution of the Upper Wolf Creek drainage district.
3. Motion by Monson second by Ung to approve the Agenda for June 21, 2016. Carried 5-0. Copy filed.
4. Motion by Clausen second by Ung to approve the minutes of the June 14, 2016 Board meeting. Carried 5-0. Copy filed.
5. Motion by Monson second by Taylor to the claims totaling \$454,934.42. Carried 5-0. Copy filed.
- 6a. Motion by Smith second by Monson to approve the promotion of Michael Wingert, % Deputy-Captain, County Sheriff Dept., effective 7-01-16, \$83,027/year, 5%=\$5,001/year. Promotion to 83% Deputy-Captain.; the promotion of Lynette Phillips, Civilian Captain, County Sheriff Dept., effective 7-01-16, \$73,851/year, 0%. Promotion to Civilian Captain.; the promotion of Donald Armstrong, % Deputy-Lieutenant, County Sheriff Dept., effective 7-01-16, \$78,026/year, 14%=\$9,790/year. Promotion to 78% Deputy-Lieutenant.; the promotion of Christine Garthright-Chwirka, Deputy Sergeant, County Sheriff Dept., effective 7-01-16, \$32.68/hour, 7%=\$2.19/hour. Promotion to Deputy Sergeant.; the promotion of Randy Uhl, Jail Sergeant, County Sheriff Dept., effective 7-01-16, \$26.68/hour, 10.5%=\$2.56/hour. Promotion to Jail Sergeant.; and the appointment of Gerald Kelley, F/T Operations Officer, Emergency Services Dept., effective 7-06-16, \$15.83/hour. Job Vacancy Posted 4-20-16. Entry Salary: \$13.90-\$15.83/hour. Carried 5-0. Copy filed.
- 6b. Motion by Monson second by Taylor to authorize the Chairperson to sign the Authorization to initiate the hiring process for GIS Facilities and Inventory Manager, Secondary Roads Dept., Wage Plan: \$30.93/hour. Carried 5-0. Copy filed.
- 6c. Motion by Clausen second by Ung to approve to de-authorize GIS Specialist/Analyst (Position #13011), Secondary Roads Dept. Carried 5-0. Copy filed.
- 6d. Motion by Taylor second by Monson to approve moving forward with purchasing a new copier. Carried 5-0. Copy filed.
7. Motion by Monson second by Clausen to receive the Commission of Veteran Affairs Quarterly Report ending March 31, 2016. Carried 5-0. Copy filed.
8. A public hearing was held for the second reading of Zoning Ordinance map amendment for Affordable Self Storage, LLC regarding re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005.

Motion by Ung second by Monson to close the public hearing. Carried 5-0.

Motion by Monson second by Taylor to approve the second reading of the Zoning Ordinance Map Amendment for Affordable Self Storage, LLC to re-zone to AE (Agricultural Estates) of GIS Parcel #884728400005. Carried 5-0. Copy filed.
- 9a. Motion by Taylor second by Ung to approve the permit to work in the right of way for the City of Cushing. Carried 5-0. Copy filed.

9b. Motion by Monson second by Clausen to approve the plans for the resurfacing of Old Highway 20, project #FM-CO07(126)—55-97. Carried 5-0. Copy filed.

9c. Bid letting was held for pavement markings 2016. The bids are as follows:

Dakota Traffic, Lawton, IA	\$62,320.00
Vogel Traffic Services, Orange City, IA	\$50,302.00
Iowa Plains Signing, Waterloo, IA	\$62,970.00

Motion by Monson second by Smith to receive the bids and to award the project to Vogel Traffic Services, Orange City, IA for \$50,302.00. Carried 5-0. Copy filed.

The Board recessed for a meeting of the Wolf Creek Drainage District.

The Supervisors meeting was called back to order.

11a. The Chairman asked for and received a consensus to clarify that Supervisors Ung and Taylor represent the County with regard to the Interstate Justification Report (IJR). Copy filed.

11b. Information was presented and there was discussion of the consideration of the expansion of workspace for Veteran Affairs and the payment of rent to Sioux Rivers Region. Copy filed.

12. Information was presented and there was discussion of a letter written on behalf by legal counsel representing Woodbury County to the Sioux Rivers Region. Copy filed.

13. There was a discussion on the funding intention of the County for the Ag Expo Center. Copy filed.

14. The Chairperson reported on day to day activities.

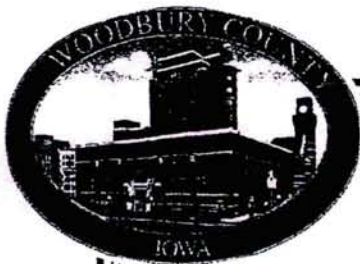
15. The Board members reported on their committee meetings.

16. There were no citizen concerns.

17. Board members offered concerns and comments.

The Board adjourned the regular meeting until June 28, 2016.

Meeting sign in sheet. Copy filed.



#6

WOODBURY COUNTY, IOWA

RESOLUTION NO. 12,376

A RESOLUTION THANKING AND COMMENDING

Mark Peterson

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Mark Peterson has capably served Woodbury County as an employee of the Woodbury County Conservation Department for 26 years from July 1, 1990 to June 30, 2016; and

WHEREAS, the service given by Mark Peterson as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Mark Peterson for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Mark Peterson.

BE IT SO RESOLVED this 17th day of May, 2016.

WOODBURY COUNTY BOARD OF SUPERVISORS

Jeremy J. Taylor

Jeremy J. Taylor, Chairman

Jadlyn D. Smith

Jadlyn D. Smith, Member

Larry D. Gausen

Larry D. Gausen, Member

Mark A. Monson

Mark A. Monson, Member

Matthew A. Ung

Matthew A. Ung, Member

Attest:

Patrick F. Gill

Patrick F. Gill, Woodbury County Auditor

#7a

GOOD NEWS REPORT

Department / Office: WCICC-Information Technology

Topic: Iowa Senior Games Accolades for IT Employee - John Brandt

Senior Systems Analyst John Brandt, was a double gold medal winner in the 50 and 200 meter races at the 30th anniversary edition of the Iowa Senior Games Track & Field competition held in Waukee, Iowa on June 11, 2016. John's performance builds on the legacy of his late father, Arnie Brandt, whom was a national and international Senior Games Track & Field competitor in the 1990's.

As a public servant & Blue Zones practitioner, John demonstrates a healthy lifestyle choice for his colleagues and constituents and he truly inspires his boss to attain a higher-level of fitness.

GOOD NEWS REPORT

#7b

Department / Office: Woodbury County Veteran Affairs

Topic: US Senator Joni Ernst Event

Danielle Dempster, our County Veterans Service Director and Officer, spoke alongside US Senator Joni Ernst's Roundtable on Friday, June 24th.

We estimate Woodbury County has over 10,000 Veterans and are proud to make them a priority. Our Veteran Affairs staff helped bring almost 36 million dollars in benefits to Woodbury County in the last fiscal year. Over half of Iowa Veterans are at or approaching retirement age and looking for healthcare and other needed benefits. In order to meet this need, Woodbury County has added another Veteran Service Officer, starting July 1st. Danielle and her team look forward to continuing to serve.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQ

#8a

Date: 6/22/2016

Weekly Agenda Date: 6/28/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Taylor

WORDING FOR AGENDA ITEM:

Funding Commitment for the Ag Expo Center

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This would signal the intention of the Woodbury County Board of Supervisors to participate in the funding of the Ag Expo Center should certain requirements be met.

BACKGROUND:

Over the last several weeks, there has been a unique and positive synergy with all stakeholders involved--the City of Sioux City, Woodbury County, The Siouxland Chamber, Western Iowa Tech, and the Ag Expo Board--to leverage a possible \$13.9 million from the State of Iowa in a \$70-72 million Reinvestment District that could have a transformational economic development impact upon the City of Sioux City and Woodbury County. The level of cooperation and communication is indicative of a healthy and unique opportunity

The backup materials included here tonight represent what was previously presented publicly on June 21 so that the public can continue to look at support materials. The materials represent the hard (and good) work of the Ag Expo Board and City of Sioux City Economic Development department. Furthermore, engaging in deliberative discussions has ensured that County participation can take place should certain conditions outlined in the Letter of Intent along with the Memorandum of Understanding be met.

The only change to the Memorandum of Understanding is the striking of the words "between all parties" as relates to the 28E agreement as the County has signaled that it does not wish to participate further than having the assurance of due diligence to protect taxpayers on this economic development endeavor. Therefore, we would anticipate that a 28E agreement ultimately will be drafted by those wishing to enter into such an agreement, e.g. Ag Expo Board, City of Sioux City, WITCC, etc.

FINANCIAL IMPACT:

The County is pleased to offer a direct contribution of \$1.5 million either from a schedule over a period of 10 years or through the use in coordination with both parties legal counsel of tax increment financing. In order to not tax for this amount and to mitigate risk to taxpayers, the County's contribution is contingent upon the following parameters:

The County will not own operational or managerial responsibility.

Losses in future years will encumber no obligation to the County or its taxpayers.

Allocation would be subject to \$250,000 WITCC funding and educational participation.

Hearing that financing may be an issue--above and beyond a potential direct contribution--the County offers up to \$6.25 million as a "bank qualified," tax-exempt pass-through loan which incurs no obligation to taxpayers of the County but to the 501c3 itself. This would help with financing while not assuming risk to taxpayers.

Other safeguards ensuring substantial completion and a timeline can be worked out in detail with legal counsel.

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 the Memorandum of Understanding as updated authorizing the Board Chairman to sign and approve the attached letter to the Ag Expo Board from the Board of Supervisors with a funding commitment of \$1.5 million from non-tax sources (gaming revenue over a period of 10 years or tax increment financing).

ACTION REQUIRED / PROPOSED MOTION:

Approve the Memorandum of Understanding as updated authorizing the Board Chairman to sign and approve the attached letter to the Ag Expo Board from the Board of Supervisors with a funding commitment of \$1.5 million from non-tax sources (gaming revenue over a period of 10 years or tax increment financing).

To: Jeremy Taylor, Chairman of the Woodbury County Supervisors

From: Dennis.D. Butler, Finance/Operations Controller

Date: June 23, 2016

RE: Funding of AG/Expo Center

After reviewing the information from the Ag/Expo Center representatives, the following recommendations are presented below.

1. Use gaming revenues starting July 1, 2017 at the contribution rate of \$150,000 per fiscal year for ten fiscal years. That would equate to a total **contribution of \$1,500,000**. The reason for using the starting date July 1, 2017 is because fiscal year 2016-2017 revenues are all allocated. Imbedded in those allocations are revenues for the purchase of all 6,000 coded line items in the General Basic Fund (\$250,000) and a Emergency Services new vehicle (65,000) for a total of \$ 315,000. For fiscal year 17-18 the allocation for these particular line items would have to be reduced to \$165,000 to accommodate the \$150,000 contribution to the new Ag/Expo Center. The other option is to freeze all 6,000 coded lines items in the General Basic Fund and Emergency Services Department for fiscal year 2017-2018 and fiscal year 2018-2019. In fiscal year 2019-2020 Grow Woodbury County Increment funds would be available for property tax relief if the 50-50 allocation is followed.
2. Make use of the "Bank Qualified" loans to a 501c.3 organization. For the current calendar year there is available \$6,300,000 and for calendar year 2017 there will be \$10,000,000 available. The beauty of this process is using Woodbury County as a facilitator of the "Bank Qualified" loans. The County would not be liable for the loan repayment and the debt would not go against our available debt limit. The 501c.3 would responsible for everything related to the loan.

**Woodbury County Current and Projected TIF Financing Plans
Liberty Park Urban Renewal Area Amended**

Plan 1 - 50% TIF Release

Urban Renewal District Revenues		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY2036	FY 2037	
Source	Business																						
TIF	CF Industries - New Facility	-	-	415,208	1,053,989	1,564,943	2,203,796	2,714,821	3,225,746	3,864,627	4,382,040	5,014,434	5,525,459	6,036,484	6,675,265	7,186,290	7,825,072	8,336,097	8,847,122	9,485,903	9,996,928	12,775,627	
TIF	Rail to Road		33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	
TIF	Other TIF Revenues	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	
TIF	Reimbursement from Sergeant Bluff*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total TIF Revenues		33,766	67,061	482,269	1,121,050	1,632,004	2,270,857	2,781,882	3,292,807	3,931,688	4,449,101	5,081,495	5,592,520	6,103,545	6,742,326	7,253,351	7,892,133	8,403,158	8,914,183	9,552,964	10,063,989	12,842,688	

Urban Renewal District Expenditures					Payment Schedule																				
Project Description	Est. Int. Rate	Length of Bond	Project Cost	Type	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY2036	FY 2037
CF Industries Entrance Road (Rise) Est. AGP Road (Port Neal Circle) Est. Dogwood Trail (Sgt. Bluff) Est.	2.90%	7 Years	1,710,000	TIF	49,590	49,590	391,590	381,672	371,754	361,836	351,918	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CF Industries On-Site Road	-	-	800,000	Rebate	-	-	200,000	200,000	200,000	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	-	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total TIF Expenditures					64,590	64,590	606,590	596,672	586,754	576,836	366,918	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000

Revenues over Expenditures	(30,824)	2,471	(124,321)	524,378	1,045,250	1,694,021	2,414,964	3,277,807	3,916,688	4,434,101	5,066,495	5,577,520	6,088,545	6,727,326	7,238,351	7,877,133	8,388,158	8,899,183	9,537,964	10,048,989	12,827,688
Possible Property Tax for Economic development - 50%	-	-	-	262,189	522,625	847,011	1,207,482	1,638,904	1,958,344	2,217,051	2,533,248	2,788,760	3,044,273	3,363,663	3,619,176	3,938,567	4,194,079	4,449,592	4,768,982	5,024,495	6,413,844
Possible Property Tax Increment Release - 50%	-	-	-	262,189	522,625	847,011	1,207,482	1,638,904	1,958,344	2,217,051	2,533,248	2,788,760	3,044,273	3,363,663	3,619,176	3,938,567	4,194,079	4,449,592	4,768,982	5,024,495	6,413,844

Breakdown of Tax Entity FY 15-16

Woodbury County	39.77%	-	-	104,273	207,848	336,856	480,216	651,792	778,833	881,721	1,007,473	1,109,090	1,210,707	1,337,729	1,439,346	1,566,368	1,667,985	1,769,603	1,896,624	1,998,241	2,550,786
Sergeant Bluff School	52.97%	-	-	138,882	276,834	448,661	639,603	868,127	1,037,335	1,174,372	1,341,861	1,477,206	1,612,551	1,781,732	1,917,077	2,086,259	2,221,604	2,356,949	2,526,130	2,661,475	3,397,413
WIT	2.89%	-	-	7,577	15,104	24,479	34,896	47,364	56,596	64,073	73,211	80,595	87,979	97,210	104,594	113,825	121,209	128,593	137,824	145,208	185,360
County Assessor	1.61%	-	-	4,221	8,414	13,637	19,440	26,386	31,529	35,695	40,785	44,899	49,013	54,155	58,269	63,411	67,525	71,638	76,781	80,894	103,263
Ag Extension	0.51%	-	-	1,337	2,665	4,320	6,158	8,358	9,988	11,307	12,920	14,223	15,526	17,155	18,458	20,087	21,390	22,693	24,322	25,625	32,711
Liberty Township	2.24%	-	-	5,873	11,707	18,973	27,048	36,711	43,867	49,662	56,745	62,468	68,192	75,346	81,070	88,224	93,947	99,671	106,825	112,549	143,670
State Levy	0.01%	-	-	26	52	85	121	164	196	222	253	279	304	336	362	394	419	445	477	502	641
Total	100.00%			262,189	522,625	847,011	1,207,482	1,638,904	1,958,344	2,217,051	2,533,248	2,788,760	3,044,273	3,363,663	3,619,176	3,938,567	4,194,079	4,449,592	4,768,982	5,024,495	6,413,844

**Woodbury County Only
Breakdown of Tax Entity Tax Rates FY 15-16**

Fund	Tax Rate	% of Total	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY2036	FY 2037
General Basic	3.50000	32.898	34,304	68,378	110,819	157,981	214,427	256,221	290,069	331,438	364,868	398,298	440,086	473,516	515,304	548,734	582,164	623,951	657,381	839,157			
General Supplemental	2.82458	26.55	27,684	55,184	89,435	127,497	173,051	206,780	234,097	267,484	294,463	321,443	355,167	382,146	415,871	442,850	469,829	503,554	530,533	677,234			
County Services (Sioux Rivers)	0.97917	9.204	9,597	19,130	31,004	44,199	59,991	71,684	81,154	92,728	102,081	111,433	123,125	132,477	144,169	153,521	162,874	174,565	183,918	234,774			
Debt Service	0.21239	1.996	2,081	4,149	6,724	9,585	13,010	15,546	17,599	20,109	22,137	24,166	26,701	28,729	31,265	33,293	35,321	37,857	39,885	50,914			
Rural Basic	3.12277	29.352	30,606	61,008	98,874	140,953	191,314	228,603	258,803	295,713	325,540.1	355,367	392,650	422,477	459,760	489,587	519,414	556,697	586,524	748,707			
Total	10.63891	100.000	104,273	207,848	336,856	480,216	651,792	778,833	881,721	1,007,473	1,109,090	1,210,707	1,337,729	1,439,346	1,566,368	1,667,985	1,769,603	1,896,624	1,998,241	2,550,786			



Woodbury County Board of Supervisors

Courthouse • Room 104
620 Douglas Street • Sioux City, Iowa 51101

Telephone (712) 279-6525 • Fax (712) 279-6577

MEMBERS

LARRY D. CLAUSEN
SIOUX CITY

MARK A. MONSON
SERGEANT BLUFF

JACLYN D. SMITH
SIOUX CITY

MATTHEW A. UNG
SIOUX CITY

JEREMY J. TAYLOR
SIOUX CITY

BOARD ADMINISTRATIVE COORDINATOR
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER
HEATHER SATTERWHITE

Ag Expo & Learning Center Board:

The Woodbury County Board of Supervisors would like to thank you for your presentation on June 21, 2016 to our Board regarding the exciting opportunity of an Ag & Expo Learning Center. We understand that this unique and modern venue will celebrate the rich agricultural history and spirit of our region. It will also be an opportunity for major stakeholders—the City of Sioux City, Woodbury County, the Siouxland Chamber of Commerce, Western Iowa Tech Community College—and your Board to work together to leverage \$13.9 million of a State of Iowa Economic Development Authority's Reinvestment District estimated at approximately \$72 million.

The County is pleased to offer a direct contribution of **\$1.5 million** preferably from a schedule over a period of 10 years. The County may be open to the use in coordination with both parties legal counsel of tax increment financing. This represents an amount 6 times greater than the County has historically participated in because we recognize the synergy of entities working together in order to gain state participation for the powerful potential of this economic development project, which is anticipated to have eventual total earnings of \$1.49 - \$1.93 million annually and the potential creation of 60-70 jobs.

Hearing in several meetings that financing may be an issue--above and beyond a potential direct contribution--the County offers up to \$6.3 million in 2016 and \$3.7 million in 2017 as a "bank qualified," tax-exempt pass-through loan which incurs no obligation to taxpayers of the County but to the 501c3 itself (nor does this affect the County's bonding capacity). This would help with \$10 million in financing while assuming no risk to taxpayers.

In order to not tax for this amount and to mitigate any risk to taxpayers, the County's contribution is contingent upon the following parameters:

- The County will not own operational or managerial responsibility, nor would potential losses in future years encumber obligation to the County or its taxpayers.
- As a key idea is the "Learning Center," allocation would be subject to \$250,000 WITCC funding and their educational participation.
- Other safeguards ensuring substantial completion and a timeline can be worked out in detail with legal counsel.

Enclosed please find the Memorandum of Understanding authorizing the Board Chairman to sign on Woodbury County's behalf.

We are very appreciative of the meetings that were conducted over the last several weeks in coordination with the Chamber of Commerce, representatives from City Council and our Board of Supervisors, and your Board in order to bring together a shared understanding that will best work to see the project come to fruition.

We look forward to working with you in the near future, and wish you the very best on this exciting endeavor.

Sincerely,

Jeremy J. Taylor, Chairman

Jackie D. Smith, Member

Larry D. Clausen, Member

Mark A. Monson, Member

Matthew A. Ung, Member

Memorandum of Understanding Ag Expo & Learning Center

This Memorandum of Understanding ("MOU") is entered into between the Woodbury County Expo Center, ("Expo Board."), Woodbury County, ("County"), the City of Sioux City, ("City"), Western Iowa Tech Community College, ("WIT"), and the Siouxland Chamber Foundation ("Chamber"), herein after referred to as the "Parties", to establish the commitments made by each party regarding the development of an Ag Expo & Learning Center in Sioux City, Iowa ("Ag Expo Center").

The Parties agree to make their best efforts on a collaborative basis to jointly develop an Ag Expo & Learning Center. The Ag Expo Center will be unique to the region and will have a positive impact on many aspects of our community, including commercial and retail development, tourism, event growth and educational outreach. The facility will allow our community to celebrate the rich history and culture of agriculture in our region, as well as invest in our future growth and prosperity.

Whereas, the parties have worked together on an application to the Iowa Reinvestment District ("IRD") program through the Iowa Economic Development Authority, including feasibility and economic impact studies, and which application has received support and provisional approval from the IEDA; and

Whereas, the Ag Expo Center will include a 3,000 seat arena, a warm-up arena, stockyards hall of fame, and additional exhibit space, and will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round; and

Whereas, the facility will include livestock and equestrian educational and research components, and by educating future leaders in the equestrian and livestock industries, will serve our community and existing employers, and enhance the agricultural industry and economic vitality of the City, County, and region; and

Whereas, the facility will connect to and enhance the regional trail system and a planned new Riverfront Park, provide additional green space and increased recreation to compliment the area, have convenient access off the newly enhanced Interstate 29, and will act as a transformational new visual gateway into the community;

Now therefore, the parties commit to work together to advance the vision, mission, and development of the Ag Expo & Learning Center by undertaking the following efforts:

1. Site

The City is pleased to make available the approximate 20-acre site located in the former Morrell property along Interstate 29, which has been enhanced through recent redevelopment efforts, and improvements to the available utilities and infrastructure;

2. Planning and Due Diligence

The parties agree to support continued joint site and facility planning efforts and due diligence to advance the development and construction of the Ag Expo Center.

3. Funding

The parties agree to continue to work together to secure resources from various public, private, and philanthropic sources to finance construction of the Ag Expo Center. Significant resources have already been committed to this effort, including feasibility and economic impact studies, site and facility planning, and other efforts. Significant grants have been received including a \$1,000,000 MRHD Grant, and a \$100,000 Gilchrist Foundation Grant. The Expo Board will continue to lead the capital campaign to secure the necessary private resources.

A critical element of the financing is the IRD program. The parties will work together to finalize the financial plan, including the public and private financial participation, in order to secure final approval from the IEDA and realize the benefits from the Iowa IRD program. City staff will continue to facilitate the IRD process.

4. Project Management Team

The parties agree to designate representatives to a project management team to finalize the recommended project plan, financial plan, the governance structure and operational plan for the Ag Expo. The parties will use their respective legal and financial advisors as part of the team to recommend the best structure and to draft a final agreement.

5. Ownership - Management

The Ag Expo Center will operate as a non-profit entity for the benefit of the parties and community. It is anticipated that a 28E or similar type of agreement will be drafted to govern the ownership and operation of the facility. A non-profit board with representation from the parties will oversee the facility and will retain professional and experienced management to operate the facility itself.

All parties recognize that all commitments made in this Letter of Understanding are non-binding and done so for the express purpose of allowing work on this development to proceed under a shared understanding of the parameters of the project and according to a mutually-agreed set of expectations, to avoid any miscommunication, and maintain a development process free from delays. Final agreement is contingent upon execution of all necessary documents and final approval of these documents by the parties and the IEDA.

Woodbury County

City of Sioux City

Woodbury County Expo Center

Western Iowa Tech Community College

Siouxland Chamber Foundation

SIoux CITY REINVESTMENT DISTRICT



**SIoux
CITY**

**EXECUTIVE
SUMMARY**



Executive Summary

Ag Expo & Learning Center

The Ag Expo Center will be a unique and modern venue designed to:

- Celebrate and leverage the rich agricultural history and spirit of our region - while at the same time highlighting the values and goals of the partners
- Invest in and build new tourism and economic opportunities
- Bring together education, entertainment and industry
- Attract visitors with increased programming
- Help address the challenges of workforce and attraction of young people in a compelling way
- Improve connections - to our agricultural heritage , to the community, to the trail system and river, and to attract both rural and urban audiences

The Reinvestment District plan is intended to:

- Partner with the state of Iowa to capture and reinvest state hotel/motel and sales taxes in designated districts to create a unique development projects
- The Sioux City Reinvestment District has received provisional approval, includes three major projects- a new Convention Center Hotel, the Virginia Square mixed-use development, and the Ag Expo & Learning Center. It will result in the use of an estimated \$13.9 million in state benefits to leverage over \$72 million in new investment in the district.
- To create transformational change and a full revitalization of the area, build on and take full advantage of the Interstate 29 complete reconstruction.
- Create a new image for Sioux City and the region, will create a series of green and vibrant commercial spaces launching a new era for the community

Partners

- Designed to bring together in a strong partnership the original Woodbury County Expo Center group and the City of Sioux City, Woodbury County, Western Iowa Tech Community College, the business community and Siouxland Chamber Foundation.

To move the project forward and build on the planning and work done over the past few years we ask the partners enter into a Letter of Understanding

- Site is available.
- Continue planning and due diligence
- Create a short-term Joint Project Management Team - using available resources, including legal and financial advisors, to recommend the final plan, financing plan, ownership and governance structure, and operational plan.
- Commit to support the project with financial resources and to continue to work together to secure resources from various public and private sources to finance construction of the Ag Expo Center. Take needed steps to allow the agreement for the Iowa Reinvestment Program funding to move forward.
- Enter into an agreement for the long-term ownership and management of the facility.

Iowa Reinvestment District Program

Background Information – New Opportunity

- In 2013 the State of Iowa adopted a new program to allow communities to create districts for the purpose of “improving quality of life, creating and enhancing unique opportunities and substantially benefit the municipality, region and state”. The state allocated \$100 million in future hotel/motel and sales tax revenues to be “reinvested” statewide in designated districts.
- Cities may create districts of up to 25 acres (street ROW can be used to connect parcels) for eligible projects, (typically new hotels, retail establishments, community attractions, and other similar projects). Essentially these districts act like TIF districts, except instead of property taxes a city is allowed to capture state hotel/motel and sales taxes generated for a 20-year period, and invest these state funds in local development projects.

Application process

- The process includes several steps: provisional application, final application, and then ultimately an agreement. In 2014, the first year of the program, districts in three Iowa cities were approved for a total of \$59 million (Des Moines, Waterloo, and Muscatine). Sioux City did not apply the first year.

Sioux City Reinvestment District

- In March of 2015, the City submitted an application to the IEDA to establish a Sioux City Reinvestment District, with three projects: a Convention Center Hotel, an Ag Expo & Learning Center in the Yards, and the redevelopment of three former industrial buildings on Virginia Street by Ho-Chunk, Inc. The total request for state assistance through the program was \$13.9 million, with a total capital investment of \$68 million.
- In June 2015, the IEDA Board awarded Sioux City “provisional approval”, but initially reduced the award to \$8.1 million in order to distribute the remaining \$41 million in funds among five cities. Other cities approved in the second year were Davenport, Coralville, Mason City, and Grinnell.

Current Application Status

- In February of 2016, the IEDA informed the other cities that Davenport had decided to drop its application from the program, freeing up \$10 million to be allocated to the remaining cities. The city then revised its application back to the original requested amount of \$13.9 million and submitted it to IEDA at the end of February. The IEDA has informed the four communities they move forward with their planned projects.
- Since the final application was submitted, city staff has provided a presentation of the updated application to the IEDA Board, and has continued to provide monthly updates. Once city staff is able to provide the Board with proof of financing for all of the projects, the Board will proceed with final approval and draft the final agreement.

Community Impact and Benefits

- **Transformation.** The Reinvestment District is designed to create a new image for our community. It will bridge the once bustling historic stockyards area to the downtown core through joint revitalization activities and is timed to be coordinated with completion of the Interstate 29 reconstruction project, as well as planned Riverfront Park improvements.
- **Shared Vision.** A number of partners have organized around a shared vision and a set of three component projects to serve as activity centers to encourage a comprehensive, multi-faceted revitalization effort. These projects include a mix of commercial, residential, cultural, and recreational reuses with new options for places to live, work, shop, visit, and participate in cultural activities. The three projects include a new Convention Center Hotel on Historic Fourth Street, Virginia Square the revitalization of a primary community gateway, and the Ag Expo & Learning Center.
- **Capital Investment.** The Sioux City Reinvestment District will capture a minimum of \$72.2 million of new capital investment. This infusion of new public/private investments is designed to transform underperforming and underdeveloped, vacant properties into revenue generation centers. It will also drive additional capital improvements by private developers and land owners as they realize the ripple effect of how their properties are linked and connected to the three anchor projects.
- **State dollars invested locally.** Through the Iowa Reinvestment District Program, the Sioux City Reinvestment District will generate and capture state sales tax and state hotel/motel tax for a 20-year period. This will allow the “reinvestment” of nearly \$14 million of state funds into the community which would otherwise flow back to the state. This District has the tremendous opportunity to be a “game-changer” within our community, region, and state.
- **Economic Impact.** The Reinvestment District will increase property values, stimulate local market and tourism traffic, and create and sustain jobs resulting from the ignition of new development starting with the three anchor projects. The economic impact of the three projects within the Sioux City Reinvestment District at full build-out is expected to create a total of 273 permanent jobs, \$76 million in annual workers’ earnings, \$23.4 million in annual economic output and sales for businesses, and increase the gross area product by \$14.6 million.
- **Tax revenues.** The District will generate significant revenues for the state and local taxing districts. Within the District, the current building value on the identified properties totals less than \$2 million. At full build-out the combined taxable value of the project’s property within the District is estimated to be over \$36 million. Also, over the next 20 years local taxable spending on which sales taxes will be collected is projected to be over \$176 million and hotel room sales is projected to be \$130 million. Based on these numbers, the District will have a significant fiscal impact on the region and the State. Overall, the District will generate \$65.5 million in total revenues over the 20-year period to the state and local taxing districts.

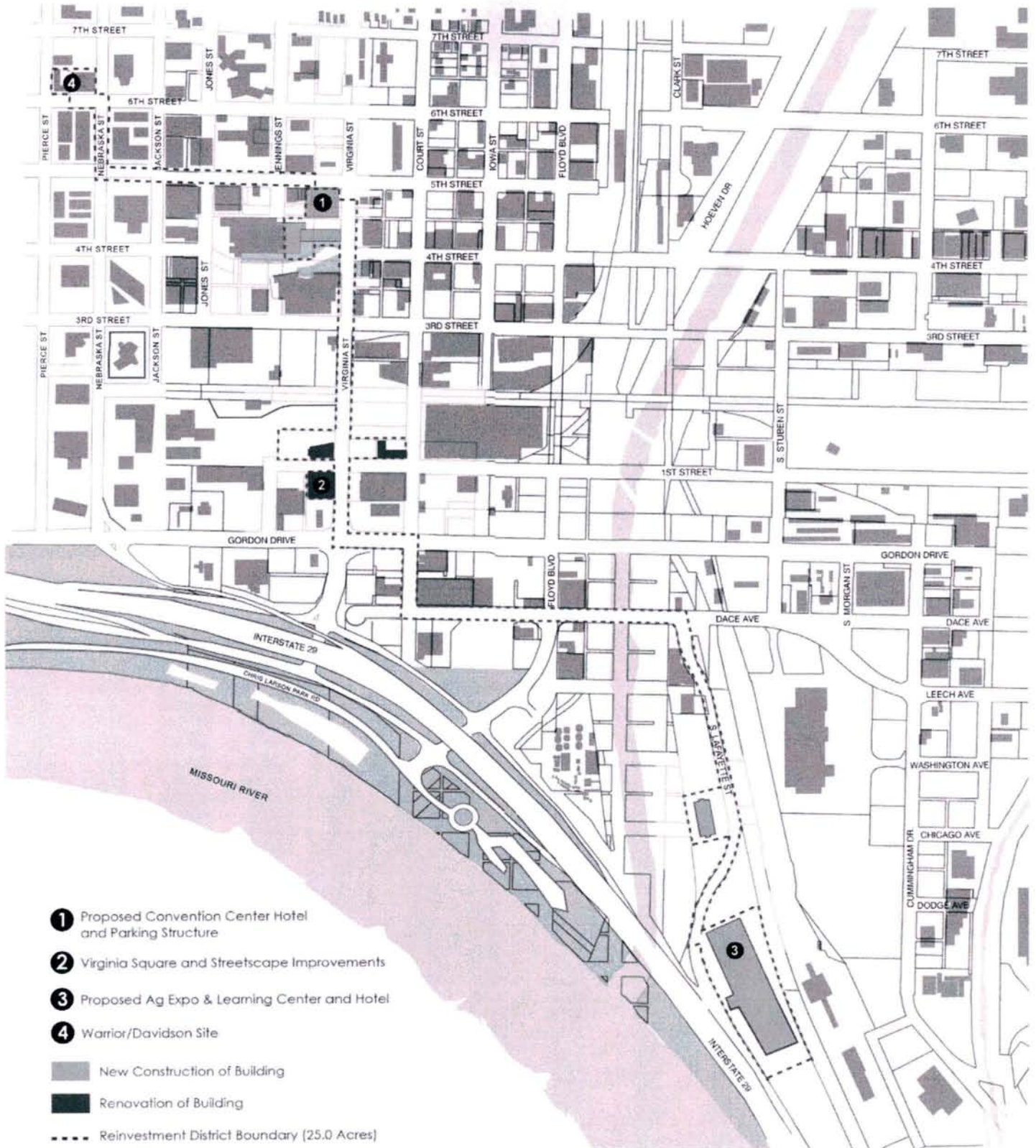
Moving Forward

There is no better time than now to revitalize Sioux City, Woodbury County, and the region. Without the Iowa Reinvestment District Program the proposed projects would not be feasible, and without all three projects moving forward our community will forfeit the funds received by the state through this Program. The Sioux City Reinvestment District will insure the success of the two-decade long effort to revitalize the Sioux City Stockyards with a signature project that celebrates the proud heritage of the once prosperous area that first built Sioux City. It will capitalize on the I-29 reconstruction, creating an attractive and vital link to historic areas and the downtown business district. And it will renew the Convention Center and surrounding commercial and entertainment district, bringing new investment and visitors into Sioux City, Woodbury County and Iowa for many years to come.

Funding Allocation

Sioux City Reinvestment District Projects	Total Project Cost	IRD Funds Generated	IRD Funds Used
Convention Center Hotel Project	\$ 25,062,098	\$ 7,502,849	\$ 5,600,000
Virginia Square Project	24,231,263	3,248,975	1,624,488
Ag Expo & Learning Center Project	22,985,000	3,216,623	6,743,959
TOTAL	\$ 72,278,361	\$ 13,968,447	\$ 13,968,447

Sioux City Reinvestment District



- ① Proposed Convention Center Hotel and Parking Structure
 - ② Virginia Square and Streetscape Improvements
 - ③ Proposed Ag Expo & Learning Center and Hotel
 - ④ Warrior/Davidson Site
- New Construction of Building
 - Renovation of Building
 - Reinvestment District Boundary (25.0 Acres)

PROJECT 1 Convention Center Hotel

Project Overview

Several public and private investments have rejuvenated Sioux City's downtown over the last decade. However in contrast to the overall growth of downtown activity, the Sioux City Convention Center has seen a significant decrease in events and conferences for the past several years due to the lack of a quality hotel attached to the facility.

Since the Sioux City Reinvestment District received provisional approval in June 2015, the city has pursued an aggressive strategy to develop a new high quality branded convention hotel, as well as the addition of ballroom space. The city worked with Hunden Strategic Partners (HSP) to create an RFQ to identify several interested and qualified parties. The city team then created an RFP to narrow it down to three prospective developers. Site visits from the interested developers were held in September 2015 and proposals were received in November. HSP and the city reviewed the proposals and identified a leading Midwest hotel development, management and ownership company headquartered in Iowa as the partner of choice for this development.

The proposed project includes a quality branded hotel with full-service amenities (restaurant, bar, business and exercise centers) and 150 rooms to be developed on the east side of the Sioux City Convention Center and connected to the facility. The project will also include new "pre-function" space connecting the existing Convention Center to the Hotel, as well as renovated ballroom space located on the east end of the existing Convention Center. A new two-level parking deck will be constructed north of the hotel site to accommodate hotel and convention center parking. The city currently has a signed MOU with the developer and is in the process of drafting a development agreement and management agreement.

Financial Overview

Convention Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 14,266,885
City - Land	265,000
City - Tax Rebates	4,930,213
Iowa Reinvestment District	1,069,787
TOTAL	\$ 20,531,885

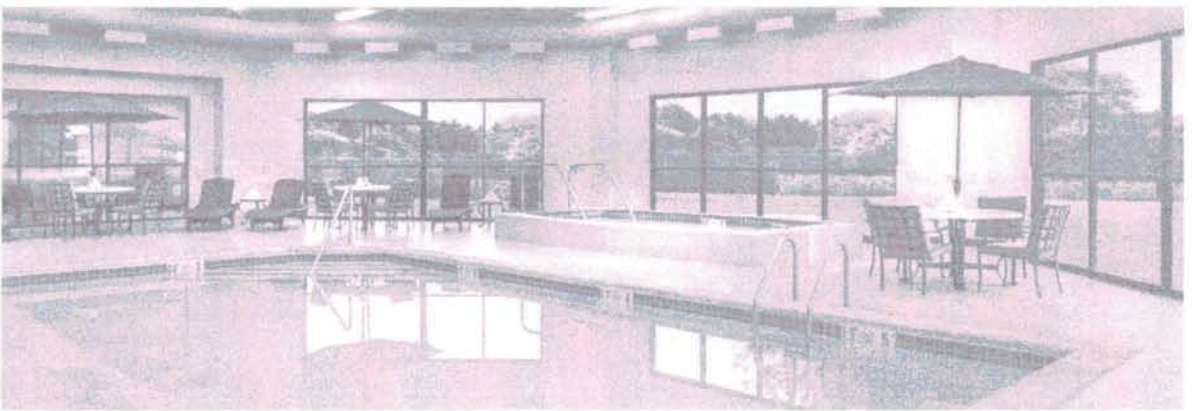
Parking Structure

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 3,057,409
TOTAL	\$ 3,057,409

Pre-function Space

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 1,472,804
TOTAL	\$ 1,472,804

PROJECT 1 TOTAL: \$ 25,062,098



PROJECT 2 Virginia Square

Project Overview

The ongoing reconstruction of Interstate 29 through downtown Sioux City will create a new primary entrance and highly visible gateway into the heart of the city at Virginia Street. This major new entry leads into an area of great historic significance and presents an opportunity to link together the Interstate with the Historic 4th Street District and the Sioux City Convention Center. Located along Virginia Street are three buildings among the last remaining unrestored warehouses in Sioux City's former wholesale district. For decades these structures have essentially acted as a blighted front door to Sioux City.

Overall interest in redevelopment of historic buildings in downtown Sioux City has grown in the last several years. Recognizing the opportunity along Virginia Street in 2014 Ho-Chunk, Inc. acquired three former industrial buildings with plans to redevelop them into mixed-use retail, commercial and market-rate residential developments. These historic buildings were built in 1912 & 1913 and have deteriorated in value over the last 15 years. The redevelopment of these three buildings into "Virginia Square" will not only provide significant additional tax value in the area, but permanently transform the aesthetics of downtown.

The redevelopment of these three buildings is already underway. Ho-Chunk has completed architectural and engineering design, as well as site preparation, asbestos removal, and interior demolition for the "Creamery" and "Hopper" buildings. The "Creamery" building will be the first of the three buildings completed. The project started in May 2015 and is expected to be completed in June 2016. The "Hopper" building renovation began in September 2015, with a completion date planned for December 2016. Demolition of the "Cold Storage" building occurred in March 2016, and will be followed by the construction of a new mixed-use building on the same site, which is scheduled to be completed by December 2017.

Financial Overview

Virginia Square

Proposed Funding Sources	Amount
Cash/Owner Equity	\$ 3,500,000
City - Tax Rebates	781,198
Workforce Housing Program	300,000
Brownfield Program	1,000,000
Long-term Debt Financing	17,025,577
Iowa Reinvestment District	1,624,488
PROJECT TOTAL	\$ 24,231,263

PROJECT 2 TOTAL: \$ 24,231,263



PROJECT 3

Ag Expo & Learning Center

Project Overview

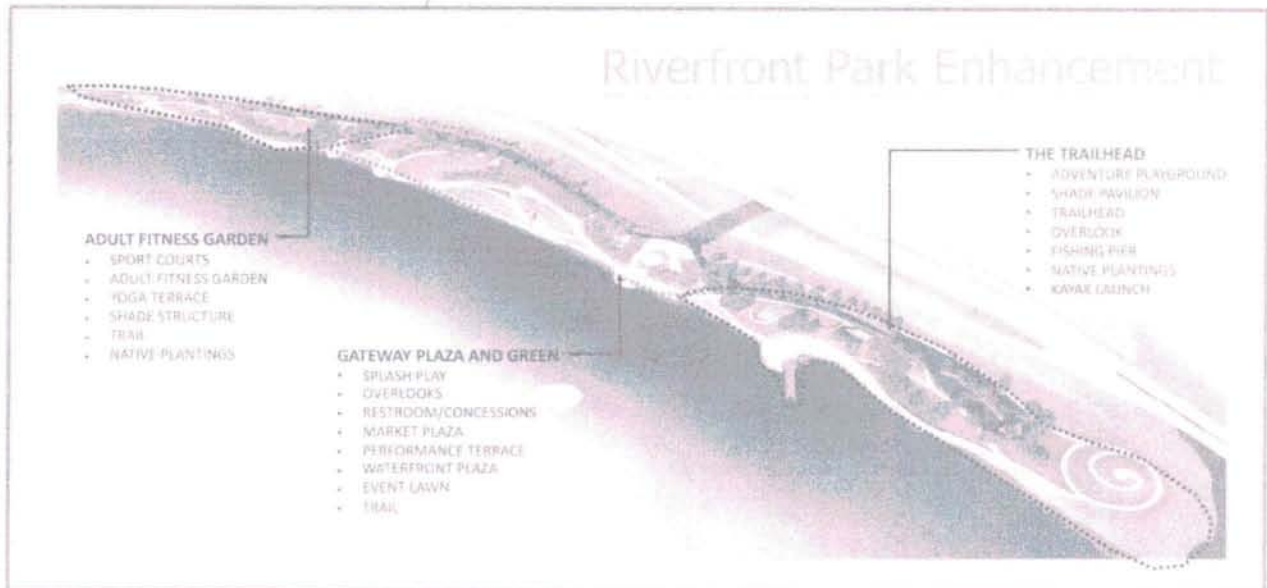
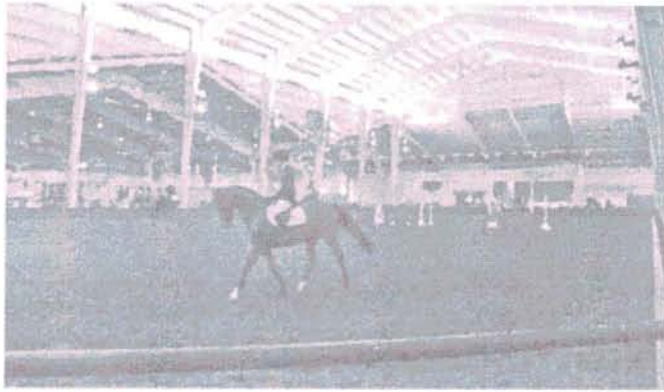
Agriculture and food processing have historically had a profound and positive impact on Sioux City's regional economy. At one time, more livestock was sold at the Sioux City stockyards than anywhere else in the nation. Today, Iowa is the second most significant State in the country in terms of the value of livestock and crops sold and the number one overall producer of hogs. Given its significance to the State and regional economy, the agricultural industry is identified by state and local stakeholders as a target market segment, and its continued growth will help broaden the Sioux City region's economic base.

The new Ag Expo & Learning Center is proposed to be located on the former John Morrell site and will bring the heritage of commerce in the historic stockyards to life in a modern expo venue. The Ag Expo & Learning Center will support the agriculture industry as well as provide a source of education and entertainment for attendees. The proposed facility will offer a 3,000 seat arena, a warm-up arena, space to house a retail operation, a stockyards hall of fame, and an additional exhibit space that will be used for stalling, equestrian, livestock, and farm show events. This multi-use complex will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area. The facility will appeal to people of all ages by providing interactive educational elements, summer camps, 4H activities, hands-on learning experiences, community events, festivals, and more. The venue will offer diverse program elements, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round. The proposed center will be a public/private partnership in terms of management and operations of the facility.

In addition, a planned new recreational trail will directly connect the Ag Expo & Learning Center to a planned new phase of the Sioux City Riverfront Park. The pedestrian/bike trail will be connected with a new bridge across the Floyd River and will provide additional green space and increased recreation to compliment the area. These additional enhancements are being funded through separate public and private funds.

Given the continued growth, evolution and specialization of agricultural industries, the demand for specially trained professionals is on the rise. Western Iowa Tech Community College (WITCC) intends to assist in meeting this demand by creating a new Veterinary Technician Program and providing increased training and other services to foster agriculture-related professions, including livestock and equestrian educational and research components. The proposed center will allow WITCC to utilize on-site classroom and lab space to conduct accredited classes within the facility, as well as offer students a combination of classroom instruction, agriculture/cooperative work experience, educational seminars, on-site internships and continuing education learning experiences in agriculture and other related industries. Those students interested in becoming interns will be able to provide veterinary care for the animals during the many events held year-round at the new Ag Expo & Learning Center, as well as forge contacts that will benefit them for future employment with the hopes of retaining their talents in our region.

The new facility, located directly off the newly enhanced Interstate 29, will have convenient interstate access and will act as an attractive visual gateway into our community. The new Ag Expo & Learning Center will be completely unique to the region and will have a positive impact on many aspects of our community. In addition to the events facility, a 60-room select-service hotel will be constructed to serve the traveling public and those attending the equestrian events. Sioux City, Woodbury County and the State of Iowa will all experience spin-off economic benefits as people travel to and from events, stay overnight in hotels, visit attractions and recreational establishments and make retail purchases.



Financial Overview

Ag Expo & Learning Center

Proposed Funding Uses	Amount
Land	\$ 300,000
Architectural/Eng. Design/Initial Op. Exp.	1,625,000
General Conditions	440,000
Earthwork	600,000
Utilities	150,000
Foundations	720,000
Structure	5,090,000
Roofing	1,220,000
Walls & Finishes	360,000
Elevator	150,000
Pens and Fences	650,000
Bleachers	160,000
Electrical	1,280,000
Plumbing	650,000
HVAC	1,200,000
Fire Sprinkler	350,000
Paving & Sidewalks	920,000
Landscaping	60,000
TOTAL	\$ 15,925,000

Proposed Funding Sources	Amount
Private Sector*	\$ 3,875,000
City of Sioux City	2,000,000
City - Land	300,000
Woodbury County	2,000,000
MRHD	1,000,000
WITCC	250,000
Gilchrist Foundation	100,000
Brownfield Grant**	1,000,000
IA Reinvestment District	5,400,000
TOTAL	\$ 15,925,000

*Over \$1.1 million has been committed thus far from several businesses whose names we can make available upon request.

** Will reapply in July 2016.

Ag Expo & Learning Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 6,656,041
City - Land	60,000
IA Reinvestment District	1,343,959
TOTAL	\$ 8,060,000

PROJECT 3 TOTAL: \$ 23,985,000

Economic Impact

Ag Expo & Learning Center	Range Per Year
Direct Spending	\$ 2,824,000 - \$ 3,659,000
Indirect/Induced Spending	\$ 1,708,000 - \$ 2,211,000
Total Spending	\$ 4,532,000 - \$ 5,870,000
Total Jobs	60 - 70
Total Earnings	\$ 1,492,000 - \$ 1,932,000



■
Office of the President
Terry A. Murrell, Ph.D.

■
Western Iowa Tech
Community College
4647 Stone Avenue
P.O. Box 5199
Sioux City, IA 51102-5199
712-274-6400
800-352-4649
Fax: 712-274-6435
www.witcc.edu

■
Cherokee Campus
& Conference Center
Denison Campus
Le Mars Center
Mapleton Center
Sioux City Campus

June 15, 2016

Gene Leman
955 Quail Hollow Circle,
Dakota Dunes, SD 57049

Subject: Participation in Ag Expo Center

Dear Mr. Leman,

Western Iowa Tech Community College supports the Ag Expo Center concept.

We have worked with the County and the City on this concept and believe we could start a Veterinary Technician program in this space as well as explore bringing other programs. Western Iowa Tech Community College is prepared to purchase the necessary equipment and furnishings to make this possible up to \$250,000.

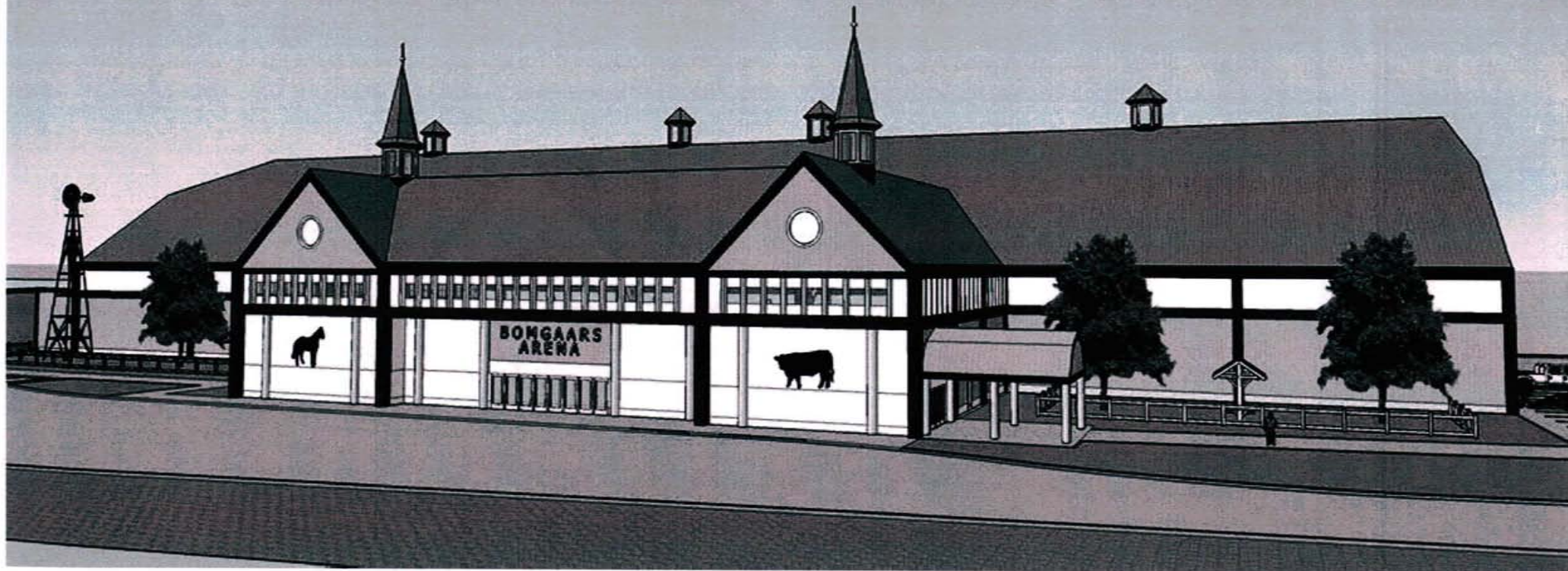
It is my hope that an Ag Expo Center will help the City of Sioux City's and Woodbury County attract new tourism to Siouxland. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'TAM', written over a white background.

Terry A. Murrell, Ph.D.
President
Western Iowa Tech Community College

AG EXPO & LEARNING CENTER SIOUX CITY, IOWA



WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

8b

Date: 6/22/2016

Weekly Agenda Date: 6/28/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM:

Consideration of Veterans Affairs Location / Expansion and Payment of Rent to Sioux Rivers Region

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Sioux Rivers Region according to our liaisons Supervisor Ung and Supervisor Monson have insisted that Veterans Affairs now pays "fair market value" for being allowed to serve veterans in the TriView building. This will comply with their request as it was alluded to when we brought suggestions for a space request expansion. It is clear that either way, Sioux Rivers Region cannot abide by Woodbury County Veterans Affairs being there without paying.

In response to Supervisor Clausen's 6-21-16 inquiry as to what the Region feels comfortable with, I sent an e-mail to Shane Walter as well as to the Sioux County Supervisors (Chair and Vice-Chair) Jim Loutsch and Dennis Wright. I will share this upon learning whatever there is to be learned.

The Woodbury County Board of Supervisors absolutely owes it to the Veterans Affairs Commission--and veterans themselves for that matter--to not delay past July 1, either by failing to act on a new CSVO coming on board and not being able to function in that building or by wasting taxpayer dollars with an improvement request that cannot be fulfilled. The Veterans Affairs Commission has given the Board several months, and we must make accommodations to complement the improvement request that was approved.

BACKGROUND:

The Veterans Affairs Department was asked to go into the building when it was not occupied. At that time, no rent was required. Utilities were paid and after renovations and "load shifting," the Board of Supervisors allocates this on a square footage basis. The building is deeded to Woodbury County, insured by Woodbury County, and renovations have been taken care of by Woodbury County including to parking lot maintenance and LED lighting retrofit projects. According to our Assistant County Attorney, the disposition of the building is under the purview of the County.

While case management is no longer handled by the Region, the number of personnel in a building this size has been reduced by over 60% on the "Region side." The Region personnel occupy 74% of the building and Veterans Affairs 26% of the building (approximately 4400 square feet of the 5600 square feet is occupied by the Region). They will have a maximum of 6 employees and Veterans Affairs will have 4 employees.

h the addition of a new Service Officer that the Board approved under Veterans Affairs, space for confidential counsel / management of veterans cases is required.

FINANCIAL IMPACT:

\$19,200 - \$28,800 annually

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:

Consider at what funding level the Woodbury County Veterans Affairs department should be paying Sioux Rivers Region and subsequent modifications and entertain the following motion.

ACTION REQUIRED / PROPOSED MOTION:

Consider motion(s) to approve the "fair market" value of \$1600 - \$2400 monthly (or other such amount) via a budget amendment given "fair market value" or another amount the County is comfortable with. Move to authorize the Building Services Director to construct a window in the office for the new service officer in the present conference room and give a timeline for when subsequent construction might take place to meet the needs of the Region should conference room prove necessary.

Gates, Kyle	Secondary Roads	7-01-16	GIS Facilities and Inventory Manager	\$31.83/hour	15%=\$4.25/hour	P	Promotion to GIS Facilities & Inventory Manager.
Grell, James	Secondary Roads	7-01-16	Sign Technician	\$22.88/hour	2%=\$.50/hour	R	Reclass to Sign Technician.
Krause, James	Secondary Roads	7-01-16	Sign Technician	\$22.88/hour	2%=\$.50/hour	R	Reclass to Sign Technician.
Albers, Ronald	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Boyle, Terry	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Cadwallader, William	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Carstens, Aaron	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Clark, Charles	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Claus, Clinton	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Clausen, Robert	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Hughes, Steven	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Malloy, Michael	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Martin, James	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Martindale, Isaac	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
McDermott, Peter	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Oban, Darrell	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Petit, Mark	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Vaughn, James	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Washburn, Douglas	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Yaremko, Gerald	Secondary Roads	7-01-16	Motor Grader Operator	\$22.68/hour	1%=\$.30/hour	R	Reclass to Motor Grader Operator.
Dempster, Danielle	Veteran Affairs	7-01-16	Director	\$63,832/year	8.25%=\$4,954/year	R	Salary Increase.
Nieman, Nicholas	Veteran Affairs	7-01-16	Service Officer	\$18.94/hour		A	Job Vacancy Posted 5-4-16. Entry Level Salary: \$18.94/hour.

Roder, Steven	Building Services	7-07-16	Maintenance Technician	\$17.94/hour		A	Job Vacancy Posted 5-4-16. Entry Level Salary: \$16.77- \$18.17/hour.

APPROVED BY BOARD DATE:

ED GILLILAND, HR DIRECTOR:

Ed Gilliland, HR Director

WOODBURY COUNTY
HUMAN RESOURCES DEPARTMENT

TO: Board of Supervisors and the Taxpayers of Woodbury County
FROM: Ed Gilliland, Human Resources Director
SUBJECT: Memorandum of Personnel Transactions
DATE: June 28, 2016

For the June 28, 2016 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) County Sheriff (2) Sheriff Deputies, from Senior Class to Master Class.
- 2) County Sheriff (2) Civilian Jailers, from Senior Class to Master Class.
- 3) County Sheriff (2) Court Security Officers, from Senior Class to Master Class.
- 4) Emergency Services Operations Officer, Salary Increase to Step 4.
- 5) Secondary Roads Promotion to GIS Facilities & Inventory Manager.
- 6) Secondary Roads (2) Reclassifications to Sign Technician.
- 7) Secondary Roads (17) Reclassifications to Motor Grader Operator.
- 8) Veteran Affairs Director, Salary Increase.
- 9) Veteran Affairs Service Officer, Appointment.
- 10) Building Services Maintenance Technician, Appointment.

Ed G

Thank you



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
Mark J. Nahra, P.E.
mnahra@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@woodburycountyiowa.gov

SECRETARY
Tish Brice
tbrice@woodburycountyiowa.gov

To: Human Resources Department
Board of Supervisors

From: Mark Nahra, Woodbury County Engineer

Date: June 22, 2016

Subject: Employee Classifications

With the new FY 2017-FY 2020 Union contract with CWA, two new employee classifications have been created. Internal postings for the new classifications have been completed and the following employees have signed for and are recommended for the new classifications as shown:

Sign Technician:

James Krause
Jamie Grell

Motor Grader Operators:

Charlie Clark	District 2
Aaron Carstens	
Steven Hughes	
Bill Cadawallader	
James Martin	District 3
James Vaughn	
Ronald Albers	
Gerald Yaremko	
Isaac Martindale	District 4
Robert Clausen	
Clinton Claus	
Terry Boyle	
Peter McDermott	District 5
Darrell Oban	
Michael Malloy	
Douglas Washburn	
Mark Petit	

For Classification
Ed G

The remaining employees not listed herein will remain classified as equipment operators.

Please contact me if there are any questions.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE

#10

Date: June 22, 2016

Weekly Agenda Date: June 28,

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Planning & Zoning

WORDING FOR AGENDA ITEM:

Public Hearing; Approval of 3rd reading; and Adoption of Zoning Ordinance Map Amendment No. 41 for Affordable Self Storage, LLC. Re: Re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The re-zoning petitioner and property owner is Affordable Self Storage, LLC (Mr. Kelly Pry). The location is a 3.0 acre parcel in the SE ¼ of the SE ¼ of Section 28, T88N, R47W of the 5th P.M. (Woodbury Township). The parcel is located on the north side of 210th Street; is addressed 1489 210th St. and known as GIS Parcel # 884728400005.

The parcel is currently zoned AP (Agricultural Preservation) and the petitioner has applied to have the parcel rezoned to AE (Agricultural Estates). The proposed use is for construction of one (1) single family dwelling on the parcel to be occupied by a family member. The rezoning is requested to allow for a level of residential density of more than two residences per quarter-quarter. Without the zoning change a building permit for the new dwelling's construction can not be approved.

Site location and parcel information specifics are provided by attachment.

BACKGROUND:

At the Supervisors meeting of May 17, 2016 the Supervisors accepted the re-zoning petition and forwarded to the Zoning Commission for public hearing and recommendation.

At the Zoning Commission meeting of May 23, 2016 the Commission held the public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested.

On June 14, 2016 your Board held a public hearing and approved the 1st reading of the ordinance.

On June 21, 2016 your Board held a public hearing and approved the 2nd reading of the ordinance.

FINANCIAL IMPACT:

Financial impact will be insignificant as the \$400.00 application fee will cover publication, office and meeting expenses.

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:

At the Zoning Commission meeting of May 23, 2016 the Commission held a public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested. Staff concurs with the Zoning Commission's recommendation.

ACTION REQUIRED / PROPOSED MOTION:

- 1.) Hold Public Hearing
- 2.) By Motion and Vote Close Public Hearing
- 3.) By Motion and Vote Approve Third Reading of the Zoning Ordinance Map Amendment
- 4.) By Motion and Vote Adopt the Zoning Ordinance Mapping Amendment

WOODBURY COUNTY, IOWA

ORDINANCE NO. 41

Whereas The Board of Supervisors of Woodbury County, Iowa, has enacted a Zoning Ordinance on August 01, 2008, by resolution No. 10,456, being recorded in the Office of the Woodbury County Recorder, and

Whereas the Woodbury County Board of Supervisors has received a report in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearing(s) on said amendment(s), all as by law provided; and which amendment(s) is/are attached hereto marked item(s) One (1), and hereby made a part hereof; and

Whereas the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearing(s) on said amendment(s), all as by law provided; and

Whereas the Woodbury County Board of Supervisors has concluded that the said this ordinance shall amend the aforesaid Zoning Ordinance;

Now therefore, be it hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning Ordinance is amended as shown on said attached Item(s) One (1); and

Now therefore, be it hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 28th day of June, 2016

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:

BY: _____
Larry Clausen

BY: _____
Mark Monson

BY: _____
Jaclyn Smith

BY: _____
Jeremy Taylor

BY: _____
Matthew A. Ung

Public Hearing and 1st Reading 06/14/2016

Public Hearing and 2nd Reading 06/21/2016

Public Hearing and 3rd Reading with Ordinance Approval 06/28/2016

ITEM ONE (1)

Property Owner : Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Petitioner: Kelly Pry of Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on June 14, 2016 to amend the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) Zoning District designation for:

A parcel of land located in the East One-half (E ½) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Eighty-eight (88) North, Range forty-seven (47) West of the 5th Principal Meridian, Woodbury County, Iowa, and more particularly described as follows:

Commencing at the Southeast (SE) Corner of Section Twenty-eight (28), Township Eighty-eight (88) North, Range Forty-seven (47) West of the 5th P.M.; thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") West (an assumed bearing) along the South line of said Section Twenty-eight (28) for Three Hundred Twenty-one and Sixteen-Hundredths Feet (321.16') to the point of beginning; thence continuing along the South line of said Section Twenty-eight (28) for a distance of Two Hundred and Seventy Feet (270.00'); thence North Zero Degrees One Minute Eighteen Seconds (N 00°01'18") East for a distance of Four Hundred Eighty Four Feet (484.00'); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East for a distance of Two Hundred Seventy Feet (270.00'); thence South Zero Degrees One Minute Eighteen Seconds (S 00°01'18") West for a distance of Four Hundred Eighty-four Feet (484.00') to the point of beginning.

Said parcel of land contains 3.00 acres, more or less, including 0.20 acres of right-of-way.

Parcel currently known as GIS Parcel #884728400005 and addressed 1489 210th St., Sergeant Bluff, Iowa.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>KELLY PRY (AFFORDABLE SELF STORAGE LLC)</u>	Applicant <u>SAME</u>
Address <u>806 GLENWOOD COURT</u> <u>SERGEANT BLUFF, IA</u>	Address _____
Phone <u>251-2458</u>	Phone _____

Engineer/Surveyor CRAIG BEEDLE, L.S. Phone 943-5055

Property Information:

Property Address or Address Range 1489 210TH ST. Woodbury

Quarter/Quarter SE SE Sec 28 Twship/Range 88-47 Woodbury

Parcel ID # 884728400005 GIS # 884728400005 Total Acres 3.00

Current Use STORAGE BUILDING Proposed Use SINGLE FAMILY RESIDENCE

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 50.6

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date APRIL 21ST Staff present JOHN PYLELO

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Kelly Pry Applicant Kelly Pry

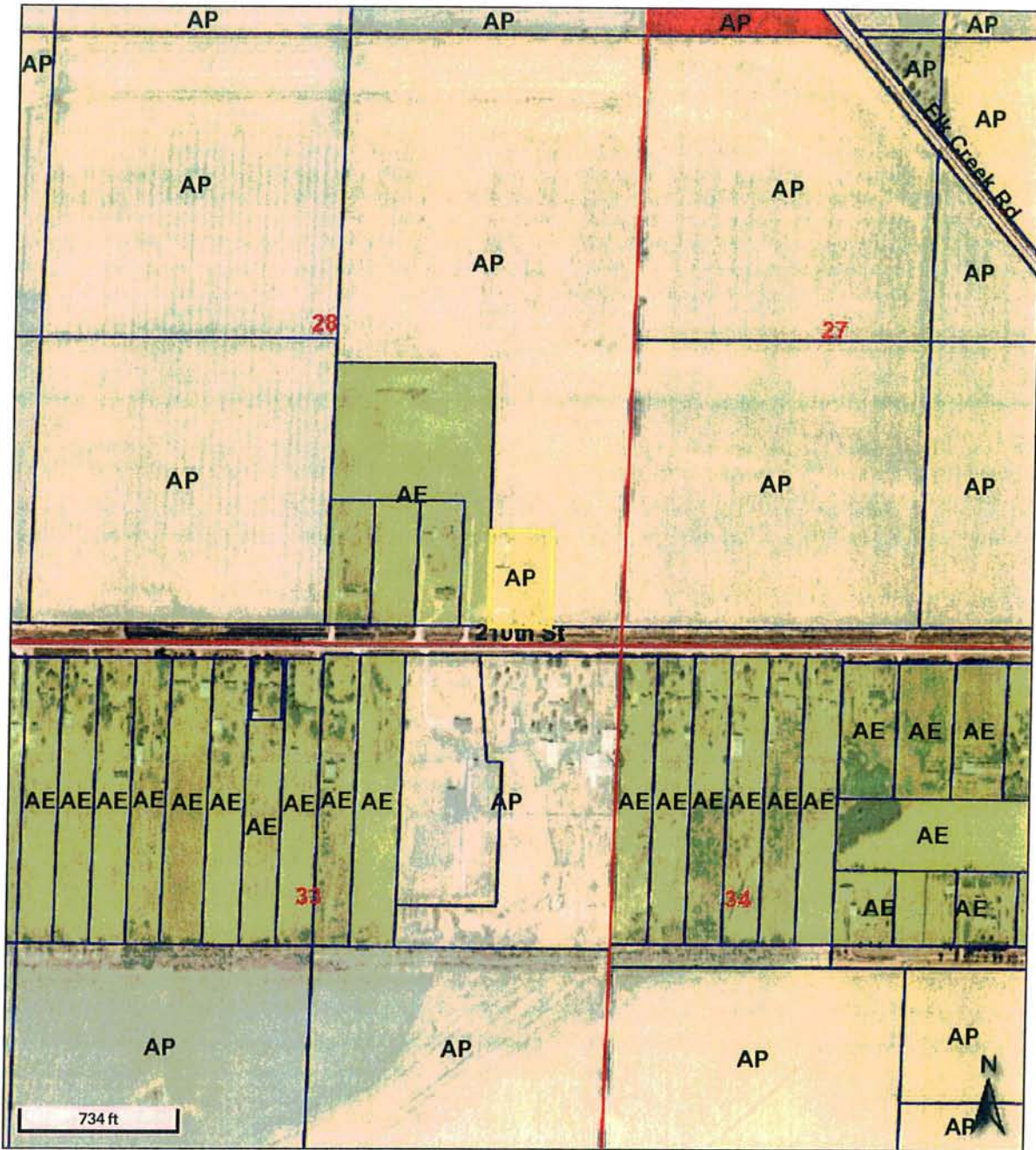
Date 4-29-16 Date 4-29-16

Fee: \$400 Case #: _____

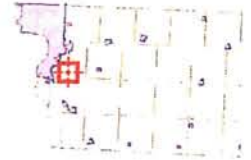
Check #: 8735

Receipt #: 586643





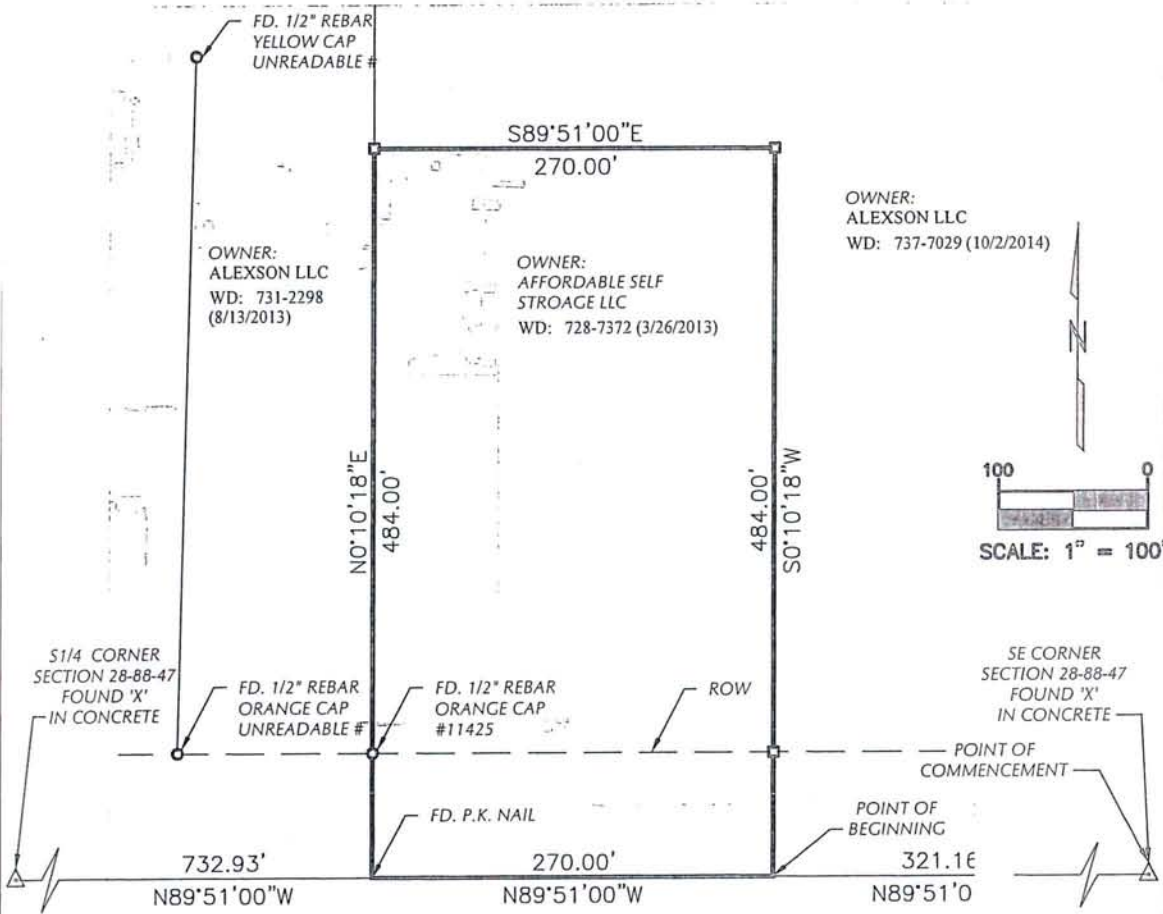
Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Residential Sales
 - 2013
 - 2014
 - 2015
- Parcels
- County Zoning
 - AE
 - AE-PD
 - AP
 - AP-PD
 - GC
 - GC-PD
 - GI
 - GI-PD
 - HC
 - HC-PD
 - LI-PD
 - LI
 - NR-PD
 - SR
 - SR-PD
 - WR

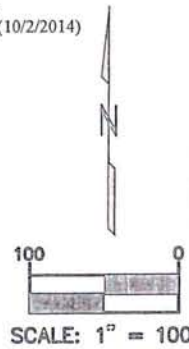
Date created: 4/25/2016



OWNER:
ALEXSON LLC
WD: 737-7029 (10/2/2014)

OWNER:
ALEXSON LLC
WD: 731-2298
(8/13/2013)

OWNER:
AFFORDABLE SELF
STROAGE LLC
WD: 728-7372 (3/26/2013)



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SE 1/4, SE 1/4 SECTION 28 T-88-N, R-47-W OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE 1/4 321.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'00"W 270.00 FEET; THENCE N0°10'18"E 484.00 FEET; THENCE S89°51'00"E 270.00 FEET; THENCE S0°10'18"W 484.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO ALL EASEMENTS OF RECORD.
SAID DESCRIPTION CONTAINS 3.00 ACRES MORE OR LESS.

VICINITY MAP



SECTION 28-88-47

- LEGEND**
- △ SECTION CORNER FOUND (AS NOTED)
 - △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
 - FOUND MONUMENT (5/8" IRON PIN OR AS NOTED)
 - SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



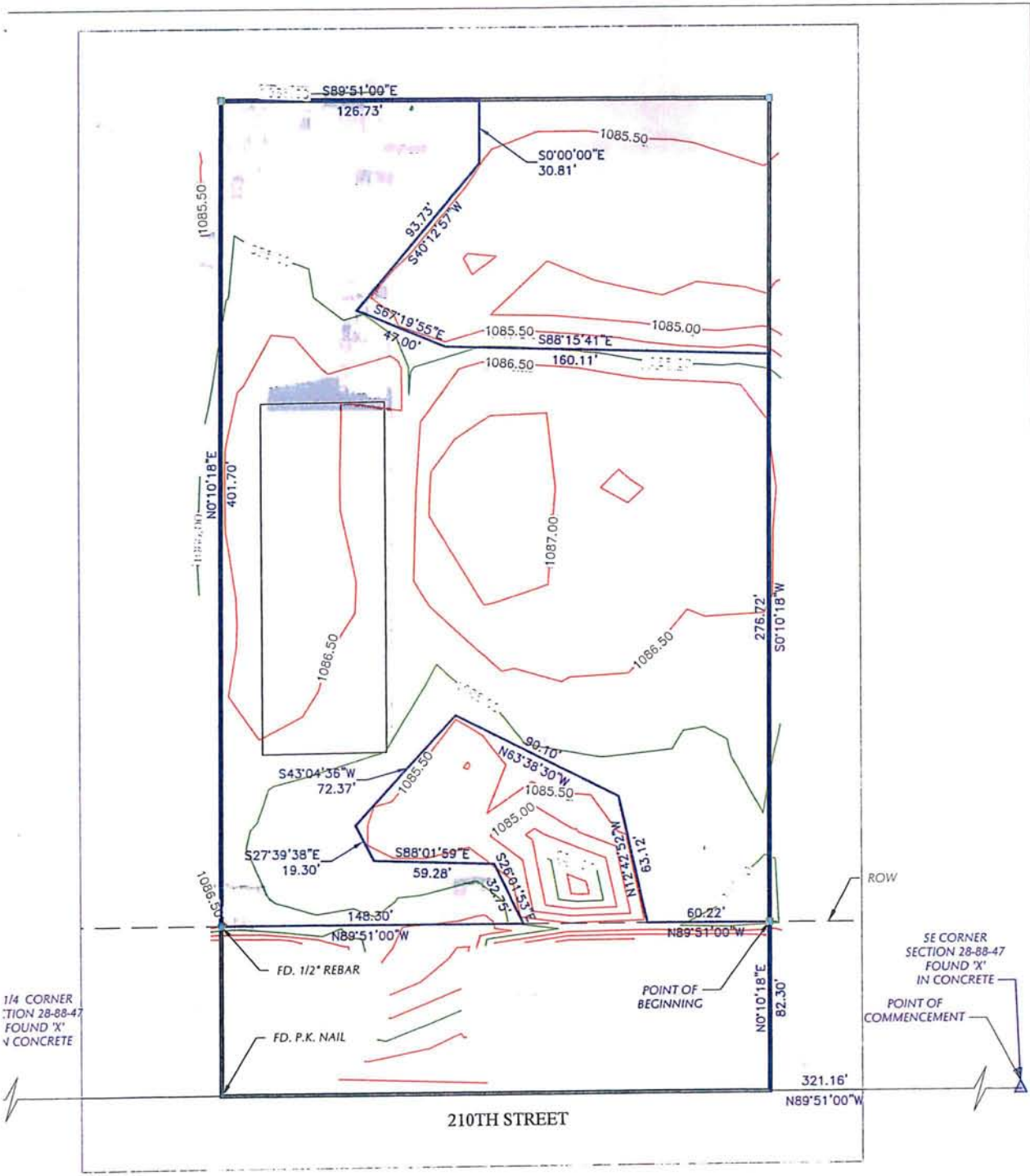
CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES COVERED BY SEAL 1



**PLAT OF SURVEY
FOR THE KELLY PRY
WOODBURY, IOWA**

203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

NOTES:	SCALE 1" = 100'	DWG. NO.
SURVEY PERFORMED DECEMBER 2014	DRAWN CWB	1
	CHECKED AMG	
	APPROVED CWB	
	DATE 02/13/15	
	A.C.	
	DATE	PROJECT 385327



BASE FLOOD
ELEVATION 1085.4

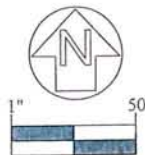
LOMA DESCRIPTION:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE¼ 321.16 FEET; THENCE N0°10'18"E 82.30 FEET TO THE POINT OF BEGINNING; THENCE N89°51'00"W 60.22 FEET; THENCE N12°42'52"W 63.12 FEET; THENCE N63°38'30"W 90.10; THENCE S43°04'36"W 72.37 FEET; THENCE S27°39'38"E 19.3 FEET; THENCE S88°01'59"E 59.28 FEET; THENCE S26°01'53"E 32.75 FEET; THENCE N89°51'00"W 148.30 FEET; THENCE N0°10'18"E 401.70 FEET; THENCE S89°51'00"E 126.73 FEET; THENCE S0°00'00"E 30.81 FEET; THENCE S40°12'57"W 93.73 FEET; THENCE S67°19'55"E 47.00 FEET; THENCE S88°15'41"E 160.11 FEET; THENCE S0°10'18"W 276.72 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 1.83 ACRES.

LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- FOUND ½" REBAR WITH ORANGE CAP #11425
- FOUND ¾" REBAR WITH YELLOW CAP #17913



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES COVERED BY SEAL 1

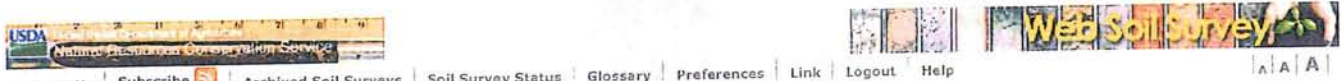


DOCUMENT WAS PREPARED FOR A LOMA APPLICATION AND NOT INTENDED FOR USE AS A PLAT OF SURVEY.



KELLY PRY
1489 210TH ST
WOODBURY COUNTY, IOWA

NOTES:	SCALE	1" = 50'	DRAWING #
SURVEYED: MARCH 2016	DRAWN	CWB	1
	CHECKED	AMG	
	APPROVED	CWB	
	DATE	3-29-2016	



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Suitabilities and Limitations Ratings

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- Building Site Development
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities

Vegetative Productivity

- Crop Productivity Index
- Forest Productivity (Cubic Feet per Acre per Year)
- Forest Productivity (Tree Site Index)

Iowa Corn Suitability Rating CSR2 (IA)

[View Description](#) | [View Rating](#)

View Options

- Map
- Table
- Description of Rating
- Rating Options Detailed Description

Advanced Options

[View Description](#) | [View Rating](#)

- Range Production (Favorable Year)
- Range Production (Normal Year)
- Range Production (Unfavorable Year)
- Yields of Irrigated Crops (Component)
- Yields of Irrigated Crops (Map Unit)
- Yields of Non-Irrigated Crops (Component)
- Yields of Non-Irrigated Crops (Map Unit)
- Waste Management
- Water Management

Map – Iowa Corn Suitability Rating CSR2 (IA)



Warning: Soil Ratings Map may not be valid at this scale.

Tables – Iowa Corn Suitability Rating CSR2 (IA) – Summary By Map Unit

Summary by Map Unit – Woodbury County, Iowa (IA193)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.9%
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2.0	57.1%
Totals for Area of Interest			3.5	100.0%

Description – Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options – Iowa Corn Suitability Rating CSR2 (IA)

Aggregation Method: No Aggregation Necessary
Tie-break Rule: Higher

Calculating a Weighted Average Corn Suitability Rating 2

Ag Decision Maker -- Iowa State University Extension and Outreach

Use this spreadsheet to calculate the weighted average CSR2 for a tract of land using data from the [NRCS Web Soil Survey](#). To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#), or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Kelly Pry		
Farm Name	Affordable Self Storage		
Location	1489 210th St Sergeant Bluff, Iowa		
Legal Description	Parcel 484'x270' in the SE SE Section 28-88-47		
Total Acres			3
Cropland Acres			0

Map Unit Symbol *	Soil Type	Corn Suitability Rating 2	Acres in AOI **	Percent of AOI ***	Total Rating by Soil Type
	156 Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.90%	87
	515 Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2	57	90
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
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		0	0	0.00%	0
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		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
			3.5	5742.9%	177

Weighted Average Corn Suitability Rating (CSR2) (per acre)	50.6
---	-------------

* Soil type number ** Acres of each soil type in the Area of Interest (AOI) *** Percent of each soil type in the AOI

Version 1.1
 Author: [Ann Johanns](#)
 Date Printed: 4/27/2016

IOWA STATE UNIVERSITY
 Extension and Outreach

... and justice for all
 The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.
 Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Statement of explanation for the zoning change:

The current residential density for the ¼ ¼ in an AP zone will exceed the maximum allowable for single family dwellings. Changing to an AE zone will allow additional dwellings in this area.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RECORD

#1/a

Date: 6/21/16

Weekly Agenda Date: 6/28/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, RED Director

WORDING FOR AGENDA ITEM:

Approval of Awarding Comprehensive Planning Project Bid to Simmering-Cory, Inc.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Woodbury County intends to hire a qualified consulting firm to develop comprehensive plans for 11 rural cities in Woodbury County. This item formalizes the award to the recommended firm for their bid submitted for the comprehensive planning project.

BACKGROUND:

Woodbury County worked with rural cities and identified the need for comprehensive planning services in 11 cities. The County developed an RFP (request for proposal) for such services. The County formed a committee to review the bids received and make a recommendation for an award to the Board of Supervisors. The County received 5 bids for the project. The RFP review committee analyzed the bids and identified the firm they recommend receive the award. The RED Director checked the references provided in the proposal and conducted an interview with the firm being recommended. The RED Director now presents the Board of Supervisors with the recommendation for an award.

FINANCIAL IMPACT:

\$112,530

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:

Award the Comprehensive Planning Project bid to Simmering-Cory, Inc. in the amount of \$112,530. The contract for services with Simmering-Cory, Inc. will be reviewed by the County Attorney's Office prior to coming back to the Board of Supervisors for a vote and formal approval.

ACTION REQUIRED / PROPOSED MOTION:

Motion to award the Comprehensive Planning Project bid to Simmering-Cory, Inc in the amount of \$112,530.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

11b

Date: 6/21/16

Weekly Agenda Date: 6/28/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, RED Director

WORDING FOR AGENDA ITEM:

Consideration of Financial Support to Merville, Salix, and Sgt. Bluff for Planning Services

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Rural Woodbury County Development Committee (RWDC) requests the Board of Supervisors to consider providing financial support to 3 rural cities not included in the Comprehensive Planning Project (Merville, Salix, Sergeant Bluff) for a like-dollar amount that is being provided to cover the costs of the Comprehensive Planning Project for 11 rural cities.

BACKGROUND:

The RWDC met on 3/4/16 to review the results of the Rural Economic Development Needs Assessment Survey. Based upon the discussions at this meeting, the RWDC requested the Board of Supervisors to consider providing Merville, Salix, and Sergeant Bluff with a like-dollar amount that was being provided to cover the costs of the comp. plan project for the 11 other rural cities in the county. The RED Director presented this request to the Board of Supervisors at the 3/22/16 Board Meeting and suggested that the Supervisors wait until an award was made for the comp. plan project so an accurate dollar amount could be quantified for this request.

FINANCIAL IMPACT:

\$30,690 = (\$10,230 per city X 3 cities)
Funding Source = Local Option Sales Tax

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:

Provide up to \$10,230 in Local Option Sales Tax funds for each city (Moville, Salix, and Sergeant Bluff) during the period of July 1, 2016 to October 31, 2019.

ACTION REQUIRED / PROPOSED MOTION:

Motion to provide up to \$10,230 in Local Option Sales Tax funds for each city (Moville, Salix, and Sergeant Bluff) during the period of July 1, 2016 to October 31, 2019.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#12a

Date: 6/22/2016

Weekly Agenda Date: 6/28/2016

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

WORDING FOR AGENDA ITEM:

Consideration of a permit for use of the county right of way for an underground utility

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Frontier Communications requested a permit to install buried telecommunication lines in the right of way along and across L25 and 110th Street.

BACKGROUND:

Work in ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

FINANCIAL IMPACT:

None.

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:

Recommend approval of the underground utility permit.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the underground utility permit for Frontier Communications for installation of telecommunication lines on L25 and 110th Street.

Approved by Board of Supervisors April 5, 2016.

PERMIT FOR USE OF COUNTY ROAD/HIGHWAY RIGHT-OF-WAY
FOR OVERHEAD AND/OR BURIED UTILITIES ACCOMMODATION

REQUEST BY APPLICANT:

Name Frontier Communications Highway L25 (MN Ave) & 110th St
 Address 2573 Chamberlin Dr, Denison IA 51442 Township Union & Rutland
 City of Pierson
 Office Phone 712-263-5222 Local Phone 515-570-6327 Section: 1/4 of 1/4 Sec 6, 7 & 12
 Type of Utility Installation Telecommunication Cables/Facilities T 89 N, R 42/43 W
 Plans Prepared By Frontier Communications Copy Enclosed X Yes No
 Map Showing Location Enclosed X Yes No
 Utility Location is X cross right-of-way X parallel to right-of-way
 overhead X underground
 Proposed Method of Installation
 tunnel suspend on poles cased
X jack & bore suspend on towers trench
 open cut X plow

Estimated Starting Date 6/28/16 Estimated Restoration Date 12/31/16

The Applicant understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, and special provisions listed below or attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof. Applicant is to complete in triplicate and send all copies including plans and maps to Woodbury County Engineer, 759 E. Frontage Road, Merville, IA 51039. One executed copy will be returned to the Applicant.

By Ben Fox as an Agent for Frontier Title Permit Specialist
(Signature of Authorized Utility Representative) Date 6/21/16

PERMIT APPROVAL BY PERMITTING AUTHORITY

The forgoing application is hereby approved and permit issued by the Permitting Authority subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

By _____ Title _____
(Signature of Woodbury County Board Chairman)

Date _____

By _____ Title _____
(Signature of Woodbury County Engineer)

Date _____

Other Special Provisions:

Permit Provisions and Conditions of Issuance

- The County and/or the County Board of Supervisors will not be charged with any responsibility for damages to the Applicant's property occasioned by any construction or maintenance operations on said county roads, including new or additional right-of-way acquired in connection therewith, subsequent to the building of the Applicant's facilities. The Board will endeavor to give the Applicant sufficient notice of any proposed construction or maintenance work, on either existing or newly acquired right-of-way that is likely to expose, cover up, or disturb any facilities belonging to the Applicant, in order that the Applicant may arrange to protect the facilities. The Board will inform contractors, and others working on the job of the location of the facilities so that reasonable care may be taken to avoid damaging the facilities, however the County and the Board of Supervisors will assume no responsibility for failure to give such notice.

2. The Applicant shall take all reasonable precaution during the construction of said facilities to protect and safeguard the lives and property of the adjacent property owners and the traveling public and shall save the County and the Board of Supervisors harmless of any damages or losses that may be sustained by adjacent property owners and the traveling public on account of such construction operations.
3. Operations in the construction and maintenance of said facilities shall be carried on in such a way as to not interfere with, or interrupt traffic on said roads. However, should the performance of work called for in this permit in any way interfere with or obstruct traffic on said roads, the Applicant shall provide the necessary flagmen as required by the Statutes when one-way traffic is involved and/or otherwise mark said work so as to protect the traveling public.
4. The Applicant shall hold the County and the Board of Supervisors harmless from any damages that may result to said highway because of the construction or maintenance of said facilities and shall reimburse the County or the Board of Supervisors for any expenditures that the County or the Board of Supervisors may have to make on said roads on account of replacement of surfacing gravel and bridge and culvert repairs.
5. Applicant shall lay, construct, operate and maintain said facilities so as not to interfere with natural drainage of the road and so as not to interfere with the construction or maintenance of said roads. When buried cable or wire lines are to be placed lengthwise with the roadway, they shall be placed in the County road shoulder or ditch near the toe of the fore-slope and parallel to centerline of roadbed at a depth of three (3) to four (4) feet by using specially designed plows or by trenching, whichever is appropriate. Plow slots and trenches shall be repacked as necessary to restore the disturbed area to its original condition. For buried line crossings of roadways not paved, an open trench may be dug and the lines placed therein, and the trench back-filled over the lines. Buried line crossings on paved roadways, lines may be placed through the sub-grade by jacking, or by boring a hole just large enough to take the lines; or if the County Engineer approves, a tunnel may be dug through and the cable or wire lines placed therein. All backfill of tunnels and trenches shall be thoroughly compacted in layers of 6" or less in depth. Back-filling of trenches within the right-of-way by not under the traveled roadway shall be tamped sufficiently to avoid settlement. When crossing an existing roadway, all buried facilities shall be placed a minimum of three (3) to four (4) below the bottom of the existing adjacent ditches. Overhead lines, where practical, shall be placed adjacent to and with two (2) feet of the Road/Highway Right-of-Way Line.
6. The Applicant will at any time subsequent to placing the facilities, and at the Applicant's expense, relay, replace, alter, change, reconstruct, or relocate its overhead and/or buried facilities and appurtenances thereto as may become necessary to conform to new grades, alignment, or widening right-of-way, resulting from maintenance or construction operations by the County Board of Supervisors irrespective of whether or not additional right-of-way is acquired in connection with such road improvements. The Applicant agrees to do this within ninety (90) days written notice from the Board of Supervisors, and without cost to the County. If the Applicant is unable to comply within said ninety (90) days, the Board of Supervisors may cause the work to be done and the Applicant will pay the cost thereof upon receipt of statement.
7. All work shall be done in a workmanlike manner; the surrounding ground, slopes, and ditch bottoms shall be reshaped to conform to the area and left in a neat condition satisfactory to the County Engineer. All areas where sod has been damaged or destroyed shall be re-seeded.
8. The Applicant shall notify the County Board of Supervisors at least forty-eight (48) hours in advance of the Applicant's intention of starting work covered by this permit on the road right-of-way. Said notice shall be in writing to the County Engineer.
9. Applicant, its' successors, grantees and assigns shall and hereby agrees to assume all responsibility, risks and liabilities for all accidents and damages that may occur to persons and/or property on account of the work done under this permit, and to this end, indemnify and hold the County and all authorized representatives thereof harmless from any and all claims, damages, losses, and expense including judgements, costs and including attorney's fees, for personal injuries (including death) or property damage arising or resulting from the activities of the Applicant in connection herewith, now and at all times in the future.
10. It is understood that this permit is issued only insofar as Woodbury County has jurisdiction and does not presume to release the Applicant from fulfilling any existing statutes relating to the installation, construction and operation of said facilities.
11. It is further understood that the facilities covered by this permit shall be constructed or installed within one (1) year after the date of approval of this permit, unless otherwise extended in writing by Woodbury County.
12. Engagement in the operations as herein applied for by the Applicant shall be considered and constitute an acceptance of all the terms and conditions herein set forth.

R-43VV

PLYMOUTH CO.

CHEROKEE CO.

R-42W

IOF 04 - IOF 07



4/5

4
D12

L21 3

340TH ST
100TH ST
2

1
LENOX AVE
MINNESOTA AVE

6
D12

100TH ST
110TH ST
5

4

3
L

8
KOSSUTH AVE

9
LEE AVE

10
LUCAS AVE

11
120TH ST

12
LENOX AVE

PIERSON
POP.
366

8
120TH ST
MASON AVE

9
MICHIGAN AVE

10
OSCEOLA AVE

17

16

15

14
LENOX AVE

13
L25

18
130TH ST

17

16
U N I O

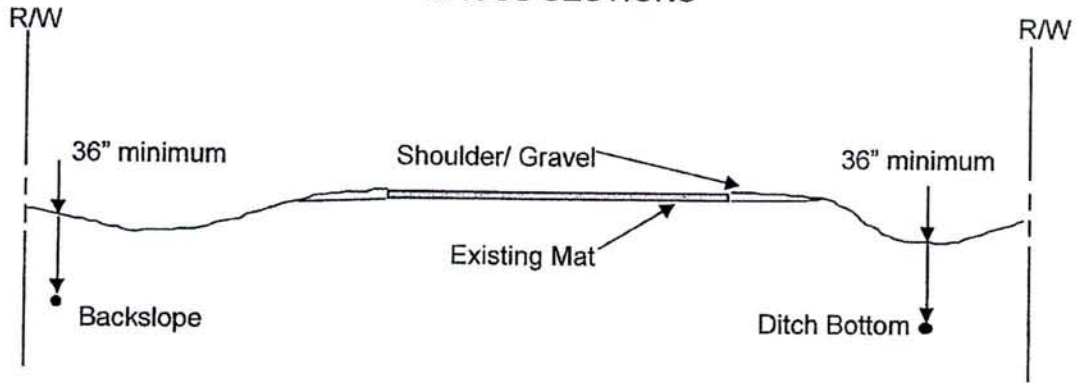
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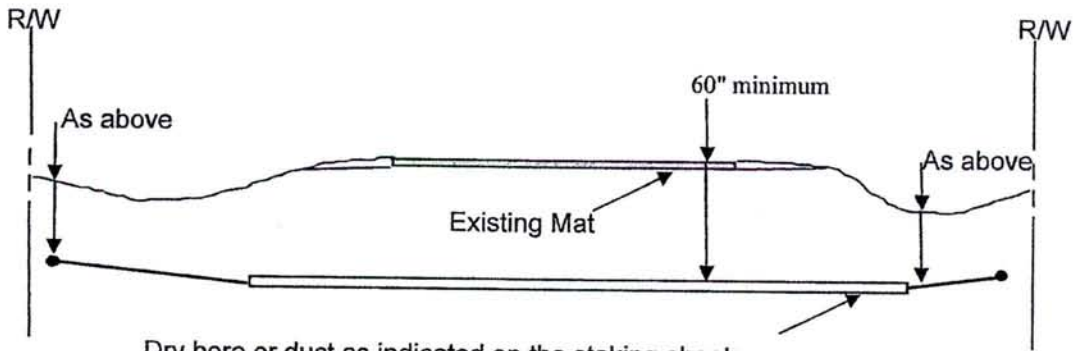
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TYPICAL INFORMATION REQUIRED FOR HIGHWAY PERMIT APPLICATION

CROSS SECTIONS



Typical depth(s) of longitudinal facilities occupying highway right-of-way.



Dry bore or duct as indicated on the staking sheets.

Typical depth(s) of perpendicular facilities occupying highway right-of-way.

Notes: The distances from centerline are indicated on the staking sheets (plan views) for the areas involved with construction. See the Key Map for general locations of construction corridors. Clean up for the construction process will commence immediately and be completed no later than 10 working days later. Depths reflect *minimums* for copper and fiber cables. Actual placement depths may vary depending on contract requirements.

Town:	Range:	Section(s):
Company requesting permit:		
Frontier Communications		

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#12b

Date: 6/22/2016

Weekly Agenda Date: 6/28/2016

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

WORDING FOR AGENDA ITEM:

Receive and consider quotations for two pickup trucks

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The secondary road department has budgeted to purchase two 3/4 ton pickup trucks for use by the Menville and Oto district foremen. The new trucks will replace aging trucks in the fleet.

BACKGROUND:

The road department replaces a few vehicles annually as vehicles age. These two foremen's trucks are approaching the end of their useful life in the county fleet.

FINANCIAL IMPACT:

The two trucks were budgeted for FY 2017 purchase.

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:

Receive the quotations and allow the county engineer to review them and return an award recommendation.

ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the quotations and allow the county engineer to review them and make an award recommendation at a later board meeting.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#12c

Date: 6/22/2016

Weekly Agenda Date: 6/28/2016

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

WORDING FOR AGENDA ITEM:

Consider of approval of contract for Gravel Project GH-2016-2 Road Haul

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors received quotations for hauling gravel to approximately 40 miles of county gravel roads, roughly 10 miles per district. The Board awarded the quotation to Hallett Materials.

BACKGROUND:

The project will haul 300 tons of gravel to approximately 40 miles of county roadways, 10 miles in each district. This project is being paid for using additional funding provided to the county by the \$0.10 fuel tax increase.

FINANCIAL IMPACT:

This project is paid for by local secondary road funds. This is a budgeted expenditure.

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 the contract with Hallett Materials.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the contract for project GH 2016-2 with Hallett Materials.



WOODBURY COUNTY, IOWA

CONTRACT

Kind of Work Road Haul Gravel
Project No. GH-2016-2 Road Haul County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following members: Jeremy Taylor, Larry D. Clausen, Mark Monson, Jaclyn Smith and Matthew Ung, Contracting Authority, and Hallett Materials Wall Lake, IA, Contractor.

WITNESSETH: That the Contractor, for and in consideration of One Hundred Fifty-Nine Thousand Three Hundred Thirty-Three and 00/100 (\$159,333.00)

payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Table with 5 columns: Item No., Item, Quantity, Unit Price, Amount

The Standard Specifications of the Iowa Department of Transportation, Highway Division for Highway and Bridge Construction, Series 2015 and all applicable current Supplemental Specifications to date and Special Provisions shall apply to all work.

Attachments 1 through 4 inclusive form a part of this contract as if fully contained herein.

Said specifications and plans are hereby made part of and the basis of this agreement and a true copy of said plans and specifications are now on file in the office of the County Engineer under the date of March 1, 2016

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. GH-2016-2 Road Haul in Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Table with 4 columns: Approximate Starting Date, Specified Starting Date, Late Start Date, Number of Working Days

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

day of, 2016

Approved: [Signature]
By Contractor: Hallett Materials

Date June 22, 2016

By Contracting Authority: Woodbury County Board Jeremy Taylor

Date

#13

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

Date: 6/23/2016

Weekly Agenda Date: 6/28/2016

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

WORDING FOR AGENDA ITEM:

Consideration of a resolution to set the interest rate for drainage warrants

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Annually the Board of Supervisors has the authority to set interest rates for drainage warrants issued as payable during the fiscal year. The board last set interest rates for FY 2015 at 5%.

BACKGROUND:

The Board of Supervisors has authority under chapter 468 of the Code of Iowa to set interest rates for drainage district warrants. The maximum interest rate is 6%.

FINANCIAL IMPACT:

There is no impact to the county budget. Drainage warrant interest is paid by the respective drainage district issuing the warrant.

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:

Recommend the board approve the resolution setting the interest rate on drainage district warrants.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the resolution setting drainage district warrants for FY 2016 and FY 2017 at 5%.

WOODBURY COUNTY, IOWA
RESOLUTION # _____
RESOLUTION ESTABLISHING THE INTEREST RATE PAID ON DRAINAGE WARRANTS

WHEREAS, the Woodbury County Board of Supervisors has the authority to establish the interest rate on drainage warrants pursuant to Iowa Code Chapter 468.

NOW, THEREFORE, BE IT RESOLVED, by the Woodbury County Board of Supervisors that the interest rate for Drainage Warrants is hereby set at 5% APR for Fiscal Year 2016 and 2017.

SO RESOLVED this 28th day of June, 2016.
WOODBURY COUNTY BOARD OF SUPERVISORS

DATED this _____ day of June, 2016

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTESTED:

BY:

Chairman

Patrick F. Gill, County Auditor

14

June 21, 2016 — MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS AS TRUSTEES FOR THE WOLF CREEK DRAINAGE DISTRICT IN WOODBURY COUNTY

The Board of Supervisors met on Tuesday, June 21, 2016 as Trustees for Wolf Creek Drainage District in Woodbury County. Board members present were Clausen, Monson, Smith, Ung, and Taylor. Staff members present were Karen James, Board Administrative Coordinator, Joshua Widman, Assistant County Attorney, Mark Nahra, County Engineer's Office, Dennis Butler, Finance/Operations Controller and Patrick Gill, Auditor/Clerk to the Board.

The Board called to order a Wolf Creek Drainage District Trustee meeting.

Motion by Taylor second by Monson to direct the drainage engineer to proceed with a reclassification and annexation study of the Wolf Creek Drainage District and to prepare a project agreement for Board approval for the Drainage District work. Carried 5-0. Copy filed.

The Wolf Creek Drainage District meeting was adjourned.

#15

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

Date: June 23, 2016

Weekly Agenda Date: June 28, 16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Tyler Brock Deputy Director SDH

WORDING FOR AGENDA ITEM:

Authorize Chairman to sign Change Order #3 - Alt: To Siouxland District Health, Siouxland District Health Remodel with Sioux Contractors

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

During the completion of the remodel project, four necessary changes to the original contract were identified. This change order reflects the specific items and also additional expenses related to them. Since this is a change to original contract, approval is being requested from the Board of Supervisors.

BACKGROUND:

During the course of the remodel project, there were four necessary adjustments to the original contract. During an electrical inspection, it was determined that the labeling in the existing electrical panels was inadequate and needed to be updated. There was also an exhaust fan that needed to be disconnected and a fire alarm pull station needed to be moved. The fourth change was the relocation of dedicated service outlets for the vaccine storage units to be in compliance with CDC regulations. This additional work totals \$1,930.00

FINANCIAL IMPACT:

The total of this change order results in an additional expense of \$1,930.00 which will be paid by Siouxland District Health 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:

Authorize Chairman to sign Change Order #3 for Sioux Contractors

ACTION REQUIRED / PROPOSED MOTION:

Authorize Chairman to sign Change Order #3 with Sioux Contractors for Alterations to Siouxland District Health Department.

AIA Document G701™ – 2001

Change Order

PROJECT: <i>(Name and address)</i> Alterations to Siouxland Dist Health 1014 Nebraska Street Sioux City, Iowa	CHANGE ORDER NUMBER: 3 DATE: 6/14/2016	OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
TO CONTRACTOR: <i>(Name and address)</i> Sioux Contractors 412 Pavonia Sioux City, Iowa 51101	ARCHITECT'S PROJECT NUMBER: 1431 CONTRACT DATE: 3/15/2016 CONTRACT FOR: General Construction	

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

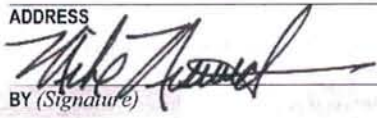

1. Trace and label existing electrical panels
2. Disconnect exhaust fan
3. Re-feed fire alarm pullstation
4. Re-locate conduits @ 2 medicine refrigerators

TOTAL ADD \$1,930.00

The original (Contract Sum) (XXXXXX,XXX,XXX) was	\$ 477,900.00
The net change by previously authorized Change Orders	\$ 2,300.00
The (Contract Sum) (XXXXXX,XXX,XXX) prior to this Change Order was	\$ 480,200.00
The (Contract Sum) (XXXXXX,XXX,XXX) will be (increased) (XXXXXX,XXX,XXX) by this Change Order in the amount of	\$ 1,930.00
The new (Contract Sum) (XXXXXX,XXX,XXX) , including this Change Order, will be	\$ 482,130.00
The Contract Time will be (increased/decreased) (unchanged) by Zero (0) days.	
The date of Substantial Completion as of the date of this Change Order, therefore, is June 24, 2016	

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price 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.

<u>RML Architects, LLC</u> ARCHITECT <i>(Firm name)</i>	<u>Sioux Contractors</u> CONTRACTOR <i>(Firm name)</i>	<u>Woodbury County Bd of Supervisors</u> OWNER <i>(Firm name)</i>
<u>Sioux City, Iowa</u> ADDRESS	<u>Sioux City, Iowa</u> ADDRESS	<u>X</u> Signature
 BY <i>(Signature)</i>	 BY <i>(Signature)</i>	<u>Siouxland District Health</u> Owner
<u>Mike Neswick</u> <i>(Typed name)</i>	<u>Bob Agnes</u> <i>(Typed name)</i>	<u>X</u> Signature
<u>6/14/16</u> DATE	<u>6/14/16</u> DATE	<u> </u> DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Mike Neswick

From: Bob Agnes
Sent: Friday, June 10, 2016 12:48 PM
To: Mike Neswick
Subject: SCI Proposal: Elec. Panel Labeling & Misc. - SDH
Attachments: PANEL LABELING & Misc., TESC Letterhead.pdf

Mike,

We propose to furnish all labor material and equipment necessary to complete the following electrical work, required by the Electrical Inspector (or requested by the Owner) as outlined below, for a lump sum add to our contract in the amount of \$1,930.00.

The work includes:

1. Labor for the electrical panel labeling/tracing out of panel feeders
2. Disconnect exhaust fan
3. Re-feed a fire alarm pull station.
4. Relocate conduits (no change @ 2 refrigerators for medicine) had to be moved for new walls per plan.

SCI estimate breakdown:

Electrical (see attached)	\$1,680.00
O.H./clean-up	30.00
Supervision/Coordination	90.00
Net subtotal	\$1800.00
Contr. Fee	100.00
Bond	30.00
Total Add	\$1,930.00

Respectfully submitted,

Robert J. Agnes, President
Sioux Contractors Inc. (P) 712-258-4505 (F) 712-258-8170
412 Pavonia St., Sioux City, IA 51101



2300 7th St. • Sioux City, IA 51105 • ph (712) 252-4221 • fax (712) 252-5860

6/10/16

To: Bob Agnes
Re: Siouxland District Health

Bob:

Here is the labor for the panel labeling/tracing out of panel feeders. This also includes a little extra work we did, which is:

1. Disconnect exhaust fan
2. Re-feed a fire alarm pull station.
3. Relocate conduits (note 2 refrigerators for medicine indicates no change) but we had to move for new walls.

Labor: \$1,680.00

Sincerely;

A handwritten signature in black ink, appearing to read 'Mike Julius'.

Mike Julius
Project Manager

"Proudly serving the Midwest since 1988"

RESOLUTION NAMING DEPOSITORIES

#16

BE IT RESOLVED by the Woodbury County Board of Supervisors in Woodbury Co hereby designate the following named banks to be depositories of the Woodbury Co to exceed the amount named opposite each of said designated depositories and **Mic County Treasurer** is hereby authorized to deposit the Woodbury County funds in an aggregate the amounts named for said banks as follows, to wit:

NAME OF DEPOSITORY	LOCATION	MAXIMUM DEPOSIT	MAXIMUM DEPOSIT
		In the effect Prior resolution	under the resolution
U.S. Bank	Sioux City, Iowa	\$50,000,000	\$50,000,000
Security National Bank	Sioux City, Iowa	100,000,000	100,000,000
Wells Fargo Bank	Sioux City, Iowa	50,000,000	50,000,000
Pinnacle Bank	Sioux City, Iowa	50,000,000	50,000,000
First National Bank	Sioux City, Iowa	50,000,000	50,000,000
Primebank	Sioux City, Iowa	50,000,000	50,000,000
Great Southern Bank	Sioux City, Iowa	5,000,000	5,000,000
First National Bank	Correctionville, Iowa	\$60,000	\$60,000
Pioneer Bank	Sergeant Bluff, Iowa	10,000,000	10,000,000
Sloan State Bank	Sloan, Iowa	5,000,000	5,000,000
Valley Bank & Trust	Danbury, Iowa	1,500,000	1,500,000
Iowa/Nebraska State Bank	Hornick, Iowa	5,000,000	5,000,000
First National Bank	Correctionville, Iowa	5,000,000	5,000,000
United Bank of Iowa	Moville, Iowa	5,000,000	5,000,000
Heritage Bank	Anthon, Iowa	5,000,000	5,000,000
Liberty National Bank	Sioux City, Iowa	25,000,000	25,000,000
First American Bank	Sioux City, Iowa	10,000,000	10,000,000
Central Bank	Sioux City, Iowa	10,000,000	10,000,000
Kingsley State Bank	Sergeant Bluff, Iowa	\$40,000	\$40,000

SO RESOLVED this 28th day of June 2016

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
County Auditor/Recorder

Jeremy Taylor, Chairman

Larry D. Clausen, Member

Jaclyn D. Smith, Member

Mark Monson, Member

Matthew A. Ung, Member

WOODBURY COUNTY DEPARTMENT MEETING

#17a

June 27, 2016 at 8:00 AM in the LEC Training

Goal: Woodbury County will develop cooperative methods to increase transparency, communication, cooperation, long-term planning, and the exchange of information and ideas. This will enhance efficiency and savings while providing the best services possible for the citizens of Woodbury County.

Vision: Woodbury County dedicates itself to providing high quality services to meet the ever-changing demands and needs of its citizens.

Objective: County Department Heads and Elected officials will meet monthly using an agenda and minutes. Minutes will document increased transparency, communication, cooperation, long-term planning, the exchange of information and ideas with a vision for the future.

Agenda Focus 27 June: Managing Our Most Valuable Resource

Light Breakfast and Coffee

1. Human Resources—Ed Gilliland and Melissa Thomas

FMLA

Ed and Melissa will share an overview of the Family Medical Leave Act. Not only are there important implications offering legal protections to our employees, but it part of being a good, professional governmental organization by making employees aware of their rights. This presentation will help to make it easy to understand what steps need to be taken.

COMMUNICATION for TRANSFORMATION

In consultation with legal counsel (Heidman Law Firm), Human Resources and Chairman Taylor went through a review of procedures for coaching/counseling and discipline. A “Positive Feedback Form” or “True Speak,” “Documentation of Discussion,” and “Disciplinary Action Form” are designed in order to help this standardization. We will look to emphasize some key points concerning how these forms sync together and the way that this will help our employees grow. We can also share some lessons learned from what we have been seeing (Bcc vs. Cc; not signing, keeping it authentic and meaningful, utilizing “chat,” and communicating to constituents/other department heads.)

WOODBURY COUNTY EMPLOYEE HANDBOOK REVISIONS

Human Resources has identified 26 potential changes to the Handbook. Chairman Taylor asked that these be referred to Supervisor Ung and the Policy Review Committee in order to vet many of these in a forum that includes our County Attorney, Auditor, and other key players. The reason for putting

these in here today is that while policies are ultimately adopted by the Board, your input may be helpful. The next policy review committee is July 27 at 10 a.m. Putting these in your hands now will give an opportunity for you to review any of concern. Ed and Melissa will also explain how information is to be disseminated so that employees are acknowledgment of receipt concerning the latest revisions.

TAKING CARE of EMPLOYEES

From recognition efforts to ensuring that folks are spending time away from work (looking at the “whole health” of people, please read *Harvard Business Review*’s “Your Late-Night E-mails Are Hurting Your Team” by Maura Thomas (3/16/2015). I’d like to discuss this at the next department head meeting.

2. Meeting Reviews—Chairman Taylor and Ed Gilliland

We have been meeting with department heads one-on-one in order to review True Speak, ensure Evaluation Forms are up-to-date and made available (new mission/vision and State Form), discuss opportunities for growth, and hear any comments or concerns. This is being done for everyone.

3. Tech Support and Board Modernization—John Malloy & Associates (WCICC)

WCICC and Team will tell us how we are to allow Proxy Access and the increased usage of calendars in order to help our communication efforts. Reminder that any time there is an absence of four hours or more for any reason, please make sure that this is there. Please make sure that Karen, Heather, and Chairman Taylor have Proxy Access.

July 6 will be the date that Budget Analyst Dennis Butler’s office will come downstairs, the Chair / Board office will go upstairs, and technology updates will occur such as new screens, etc.

Supervisor Ung has attached a one-page PDF that IT came up with for agenda items when preferred. Font sizes are the same and this can be used. (Questions can be asked here of these forms).

4. Important Dates—Supervisor Taylor

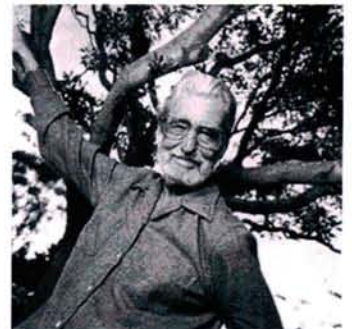
June 27 is the Oto Meeting for the Board of Supervisors, Elected Officials, and Department Heads able to attend at 6:30 p.m. in the Oto Community Ambulance Center.

5. Department Activities—All Department Heads and Elected Officials

We will go around the room. I would like to hear out one way of cooperation that will either be explored or exercised during this coming fiscal year. Please let us know what is going on in your department that is a main priority of effort. You may also share a need but if extensive discussion ensues, we may ask it be a separate agenda item for next meeting to give everyone an opportunity.

“Sometimes the questions are complicated and the answers are simple.”

Dr. Theodore Geisel



#17b

On June 22, 2016 Jeremy Taylor, Ed Gilliland and Melissa Thomas had a meeting with BLR regarding information to further provide training though out the county. A list of thoughts have come from that meeting:

1. Training will be approximately \$5000-\$7000 per year with a slight discount based on a 3 year term with a price fix.
2. Would like to see what is currently budgeted and what the increase will be. *\$8000 for 2017*
3. Who will manage increased training (individual in HR, supervisor, or a combination there of)? *Combination*
4. How much have we explored alternatives/pricing? (like an HR individual compare 2-3 and say why this is best). *We looked fairly extensively a year or two ago at an online traditional HR compliance and training company that many use.*
5. How will we make this relevant for people? *This will depend on the training that is involved.*



#17C

MEETING AGENDA

DATE **06/23/2016** TIME **9:00 AM - 10:00 AM** PROJECT **WBY2614027**

PLACE ~~Siouxland Chamber Office~~ **City Hall, Sioux City**

PURPOSE **Stakeholder Committee Coordination Kickoff Meeting
Woodbury County IJR / NEPA EA**

TEAM ATTENDEES	<u>McClure Engineering</u>	<u>Stakeholders</u>
	Jeff Schug	Iowa DOT District 4
	Terry Lutz	The Siouxland Initiative
	Ryan Davis	Sioux Gateway Airport
		Woodbury County
		Sioux City
		Sergeant Bluff
		Salix

1. Review Minutes from previous meeting
2. Introduction
 - a. Consultants MEC/HDR
 - b. Stakeholders
3. Purpose and Function of Stakeholder Coordination Meetings
 - a. Describe the project Objectives
 - b. Gather Input from Stakeholder Representatives
 - c. Disseminate information to Stakeholder Representatives
 - d. Discuss Issues as they arise which require input prior to decision making
4. Schedule
 - a. IJR Process Schedule
 - b. NEPA Process Schedule
 - c. Anticipated IJR Approval Timeline
5. Two Step Approval of Contract
 - a. Process to Narrow NEPA investigation Area
6. Information Gathering
 - a. City Comprehensive Plans
 - b. Transportation Improvements Anticipated within your communities
 - c. Known Large Scale Economic Development Projects
7. Questions – Issues from Stakeholder Group
8. Open Discussion



MEETING NOTICE
SIoux RIVERS REGIONAL MHDS GOVERNANCE BOARD
TUESDAY, JUNE 28, 2016 AT 1:30 P.M.
PLYMOUTH COUNTY COURTHOUSE ANNEX

Mark Loutsch, Chair
mrjams@midlands.net

Dennis Wright, Vice-Chair
pdwright@mtcnet.net

Mark Sybesma, Director
marks@siouxcounty.org

Jim Henrich, Director
jken@hickorytech.net

Mark Monson, Director
mmonson@woodburycountyiowa.gov

Matthew Ung, Director
matthewung@woodburycountyiowa.gov

Mike Wood, Director
mhasiouxland@aol.com

David Van Ningen, Director
dvanning@hopehaven.org

Shane Walter, CEO
shane@siouxcounty.org

Julie Albright, Secretary
jalbright@woodburycountyiowa.gov

AGENDA

1. Welcome and Introductions.
2. Approve Agenda – **Action**.
3. Review of 5/24/16 meeting minutes – **Action**.
4. Updates: Work Alternatives Committee/Advisory Board, Crisis Center, etc. – **Information**.
5. Review of provider rates approved for FY 2017 (Aaron) – **Information**.
6. Further discussion and approval of Williams & Co. Sioux Rivers Audit – **Action**.
7. Avery Brother's signage contract for Assessment & Stabilization Center (Patty) – **Action**.
8. Provider financials: Consideration of "Bridge" Loans for providers with large receivables because of lag in payments from MCOs (Mark Loutsch) – **Information/Action**.
9. Substance Abuse Claims: Regional Board directive regarding payment - **Action**.
10. Friendship House/Drop-in Center addition on Crisis campus: Contractor: Feasibility/cost to locate on site (Patty) – **Information/Action**.
11. MH Building in Woodbury Co. - Veterans Affairs and use of space/rent: - **Information/Action**.
12. Regional Mental Health expenditures: May, 2016 – **Information/Action**.
13. Fiscal Agent Report - Dennis Butler – **Information/Action**.
14. Consider alternative dates for July meeting due to NACO attendance by CEO & Board members.

Next meeting: Scheduled for July 26, 2016 @ Plymouth Co. Courthouse Annex- 1:30 P.M.



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
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Board Members

From: Mark Nahra, County Engineer

Date: June 23, 2016

RE: Weekly Work Report

Construction Project Report

To be let:

FM-CO97(126)—55-97, HMA resurfacing of County Route D22, Old Highway 20. Letting date: September, 2016. The project will overlay the existing pavement on county road D22 from the intersection of K49 north of Lawton to approximately one half mile east of Buchanan Avenue. Some cross road culverts will also be replaced as part of the project work. The project will be paid for with county farm to market funds. Project work is likely to be done in early 2017, but could start in late 2016 if the contractor chooses to do so.

L-B(L212)—73-97, Bridge replacement on Story Avenue between 190th and 200th Streets. Letting date: July, 2016. Late Start Date: to be determined. The existing bridge is posted to a maximum 20 gross load and is in deteriorating condition. This is a locally funded project paid from the secondary road fund. A box culvert has been designed to replace the existing bridge and has been submitted for Corps of Engineer approval and permitting. The project is scheduled to be completed in the 2016 construction season. A letting date will be scheduled after the permit is received.

Under Contract:

Maintenance Pavement Marking 2016, Centerline and edgeline pavement markings on various county roads. Letting date: June 21, 2016. Contractor: Vogel Traffic Services. Annual, countywide pavement marking contract work was let to bid on June 21, 2016. The bid was awarded to Vogel Traffic Services. The county is waiting for contracts to be returned for board consideration.

ER-CO97(125)—58-97, Road slide repairs on D38 and D50. Letting date: April 19, 2016. Late Start Date: June 13, 2016. Contractor: K and L Construction. Bid price: \$199,613.00. This is the final Emergency Relief/FHWA funded repair to our paved roads from flood damage experienced in June 2014. This final project repairs 7 sites on D38 and 2 sites on D50. This is a federal aid funded project with 80% federal - 20% farm to market fund dollars paying the cost of repair. The project has been let by the Iowa DOT and awarded by the Board of Supervisors at their May 10, 2016 meeting. The board signed the contracts on June 7, 2016 and the contracts have been approved by the Iowa DOT and returned to the county. The project start date will be determined after we have a preconstruction meeting with the contractor.

STP-S-CO97(127)—5E-97, PCC Pavement Replacement on County Route K25 (275th St./Poplar Street) through Salix. Letting date: April 19, 2016. Late Start Date: June 6, 2016. Contractor: Sioux City Engineering. Bid Price: \$979,679.88. This project replaces the oldest pavement in the county with a new 10" PCC pavement. Curb and gutter replacement, required ADA accommodations, and a RR crossing will also be updated as part of the project. The work is scheduled to be completed while the I-29 Salix interchange at exit 134 is also under construction. This is a federal aid funded project with up to 80% federal - 20% farm to market fund dollars paying the cost of construction. The city of Salix is also paying a part of the local share of project cost for items including sidewalks, ADA updates, and curb and gutter under a project agreement approved by the board of supervisors. The project was awarded by the Board of Supervisors at their May 10, 2016 meeting. The board signed the contracts for this project at their June 7th meeting. Approved contracts have not yet been returned by the Iowa DOT.

BRS-CO97(128)—60-97, Bridge on County Route K49 (Emmett Avenue) north of Lawton. Letting date: April 19, 2016. Late Start Date: June 6, 2016. Work days: 85 days. Contractor: Godberson Smith Construction. Bid Price: \$693,386.45. The existing bridge is load and lane restricted for truck operation. This is a federal aid funded project with 80% federal - 20% farm to market fund dollars paying the cost of construction. A preconstruction meeting for the bridge project was held on June 7th. The contractor started work on the project June 8 with demolition of the existing structure starting on June 10th. North abutment pilings have been driven and the abutment should be poured early next week. Pile will be driven next on the north pier. The project is expected to be completed early this fall.

FEMA Weir Repair Projects, FEMA 35,36,37,39, and 40: Repairs to six stream grade control structures. Letting date: May 3, 2016. Late Start date: August 8, 2016. Contractor: L. A. Carlson Construction. Contract bid price: \$89,685.00. Six stream grade control structures were damaged by flooding in the June 2014 flood. These structures protected bridges lying immediately upstream of the grade structures, preventing over \$2.0 million in damages to the bridges had they been undermined and failed. Bids were received on May 3rd, awarded to the contractor on May 10th, and are being presented to the Board for contract approval consideration at their May 31, 2016 meeting. The contractor expects to start work around the late start date.

RC-CO97(130)—9A-97, PCC Pavement Replacement on Port Neal Circle. Letting date: April 12, 2016. Late Start Date: May 15, 2016. Contractor: Godberson-Smith Construction Bid Price: \$1,443,548.84. This project is a RISE funded project to replace the Port Neal Circle pavement from the north intersection of Port Neal Road and Port Neal Circle west and south to the AGP/MidAmerican Energy plant entrances. The county will be constructing a new 10" PCC pavement, 13' wide. The road was closed to traffic on June 2nd. Pavement crushing and subgrade work has been completed in the north project segment. The contractor has placed base and trimming of the subgrade has started. We anticipate paving early next week. The north portion of the work is behind schedule at this time. The project is expected to be complete by the end of July.

Hungry Canyon Weir Projects, HC 11-9 and HC 11-10: Construction of two stream grade control structures. Letting date: March 29, 2016. Bid price: \$59,732.00. Contractor: Niewohner Construction Inc. Two stream grade control structures for construction in 2016. The board awarded the project to Niewohner at their April 5, 2016 meeting. Contracts have been approved by the Board of Supervisors and the contractor is awaiting favorable weather conditions to begin work on the project.

FEMA Weir Repair Projects, FEMA 11: Repairs to one stream grade control structure. Letting date: April 12, 2016. Contractor: Niewohner Construction. Bid price: \$161,796.40. The stream grade control structure is on Hancock Avenue on Wolf Creek and was damaged by flooding in the June 2014 flood. It is funded by FEMA and Hungry Canyons funds with local secondary road match. Contracts have been approved by the Board and we are awaiting favorable weather conditions to begin work on the project.

L-B(X14)—73-97, Bridge on 280th Street north of Danbury. Letting date: April 5, 2016. Late Start Date: August 1, 2016. Contractor: Graves Construction. Bid price: \$490,806.48. The existing bridge was load posted and in deteriorating condition. Last summer, one of the timber wings for the bridge failed resulting in the bridge being closed to traffic. This is a locally funded project from the \$1.3 million special projects levy paying the cost of construction. The bridge is scheduled to be completed in the 2016 construction season. Contracts have been approved by the Board. The contractor has not requested a preconstruction meeting or proposed a start date at this time.

BROS-CO97(120)—5F-97, D53 Bridge over the Garretson Drainage Ditch on 280th Street north of Hornick. Letting date: March 15, 2016. Bid price: \$904,806.92. Late Start Date: June 6, 2016 with 100 working days. Contractor: Graves Construction. The existing bridge is load restricted with a 10 ton posting for truck operation. The bridge replacement project is a federal aid funded project with 80% federal - 20% farm to market fund dollars paying the cost of construction. The bridge is scheduled to be completed in the 2016 construction season. Contracts are in place and a preconstruction meeting for the project was held on May 11, 2016. The contractor started work on May 23, 2016. Bridge removal is complete and the contractor has shaped berms for abutment construction. Pile driving is on the east pier and east abutment is complete. The east pier encasements have been poured. The east abutment should be poured by Friday, June 24th.

L-B(W153)—73-97, Morgan Trail Bridge Replacement Letting date: January 26, 2016. Contractor: Dixon Construction, Inc. Bid price: \$483,766.00. Late start date: April 1, 2016. This bridge project is funded with FEMA funds matched by Capital Projects Levy funds. The new bridge will be a 90' x 30' Single span, Pretensioned, Prestressed Concrete Beam Bridge. The contractor has completed work on both abutments and the precast beams have been set in place. The contractor completed the bridge pour on Friday, May 27th. The bridge rail has been poured. Remaining work includes some minor grading and installation of approach guardrail. We anticipate completion of the project by mid-July 2016.

FEMA Culvert Replacement at Site 9: Repair of a damaged embankment and guardrail installation on county route D54. Letting date: March 8, 2016. Late Start date: May 8, 2016. Contractor: Holly Brown Construction, Inc. Bid price: \$55,741.64. (Let with FEMA 14 project). This culvert and guardrail installation was damaged during the June 2014 storm event. The project involves repairing the damaged guardrail, extending the culvert and repairing the guardrail. The project was let on March 8th and awarded to Holly Brown Construction of Ponca, NE on March 15th. The major project work is complete.

FEMA Culvert Replacement at Site 14: Replacement of a damaged 72" corrugated metal pipe culvert. Letting date: March 8, 2016. Late Start date: May 8, 2016. Contractor: Holly Brown Construction, Inc. Bid price: \$55,741.64 (Let with FEMA 9 project). This culvert was damaged during the June 2014 storm event. The project involves replacement of the damaged culvert and construction of headwalls to prevent failure of the new structure. The project was let on March 8th and awarded to Holly Brown Construction of Ponca, NE on March 15th. Contracts have been approved by the board. Work is now complete on the project.

City of Merville

21 Main Street
P.O. Box 420
Merville, IA 51039

June 17, 2016

JUN 20 2016 PM2:24

Woodbury County Board of Supervisors
Woodbury County Courthouse, Room 104
620 Douglas Street
Sioux City, IA 51101-1246

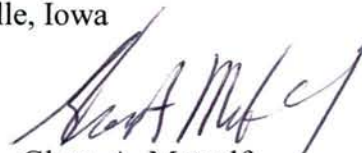
Re: City of Merville

The City of Merville has received a request to annex a small area of land immediately east of the present City limits on the southeast corner of Merville lying north of Highway 20. Iowa Code requires the City provide a copy of the letter requesting annexation 14 days prior to taking other action. This letter with a copy of the request from Overland Properties is sent to comply with the Statute. Please call me if you have any questions.

Very truly yours,

METCALF LAW OFFICE
Merville, Iowa

By:



Glenn A. Metcalf
P. O. Box 454
Merville, IA 51039
(712) 873-3229 Phone
(712) 873-3228 Fax
glennmetcalf@wiatel.net

GAM:sc

Enclosures

The
OVERLAND
GROUP

DILIGENCE & COMMITMENT EVERYDAY

June 6, 2016

Mayor James Fisher
City of Menville
21 W. Main St., Box 420
Menville, IA 51039

RE: Dollar General Store
East Frontage Road
Annexation Request

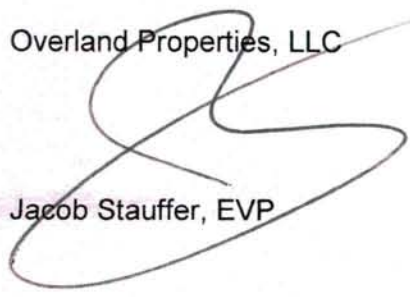
Dear Mayor Fisher:

We request that the property referred to in the attached legal description be annexed into the City of Menville with B-1 zoning. We currently own this property and are developing a Dollar General retail store.

Please let me know if you have any questions or comments.

Sincerely,

Overland Properties, LLC



Jacob Stauffer, EVP

ALABAMA OFFICE:
4509 VALLEYDALE ROAD, SUITE 4
BIRMINGHAM, AL 35242
205.995.2990

SID AULTMAN

BRUCE GRISHAM

ROD HAMBY

MISSOURI OFFICE:
1598 IMPERIAL CENTER, STE. 2001 | PO BOX 885
WEST PLAINS, MO 65775
417.256.4790

R.B. GRISHAM

WWW.THEOVERLANDGROUP.COM

The South One Hundred Ninety-eight feet (S198') of South Two Hundred Seventy Three (273) feet of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) lying East of the West One Hundred Ninety-eight (198) feet and West of the East Nine Hundred Ninety (990') feet thereof, in Section Thirty-two (32), Township Eighty-nine (89), North, Range Forty-four (44), West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa AND That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty two (32), Township Eighty-nine (89), North, Range Forty-four (44), West of the Fifth Principal Meridian, described as follows: Commencing at a point Three Hundred Thirty Feet (330') East of the Center of Section Thirty-two (32), Township Eighty-nine (89) North, Range Forty-four (44); thence North Two Hundred Seventy-three Feet (273'); thence East One Hundred Ninety-eight Feet (198'); thence South Two Hundred Seventy-three feet (273'); thence West One Hundred Ninety-eight feet (198') to place of beginning, now known as Parcel 1 and Parcel 2 of the Plat of Survey filed March 9, 2016, in Ro11 745 Image 10942, in Woodbury County Recorder's office.

 **Beacon™** Woodbury County, IA / Sioux City

Summary

Parcel ID 894432252004
 Alternate ID 00000000861046
 Property Address Arlington
 Sec/Twp/Rng 32-89-44
 Brief Legal Description ARLINGTON TOWNSHIP E 198 FT W 528 FT S 273 FT SW NE 32-89-4 4 A/K/A LOT 22
 (Note: Not to be used on legal documents)
 Document(s) WD: 745-10704 (3/8/2016)
 Gross Acres 0.00
 Net Acres 1.09
 Exempt Acres -1.09
 CSR N/A
 Class C - Commercial
 Tax District 049 ARLINGTON WDBY CENTRAL COMM
 School District WOODBURY CENTRA

Owner

Primary Owner **Secondary Owner**
 (Deed Holder)
 Overland Properties LLC

 1598 Imperial Ctr
 West Plains, MO 65775

Land

Lot Area 1.09 Acres; 47,480 SF

Yard Extras

#1 - (1) Paving 3,000 SF, Concrete Parking, Average Pricing, Built 1960

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
11/17/2015	WAYNE'S SERVICE INC	OVERLAND PROPERTIES, LLC	745/10704	Vacant lot	Deed		\$75,000.00

+

Permits

Permit #	Date	Description	Amount
MBP15-15	10/28/2015	New Bldg	600,000

Valuation

2016 2015 2014 2013 2012

Classification	2016	2015	2014	2013	2012
	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$13,820	\$13,820	\$12,010	\$12,010	\$13,970
+ Assessed Building Value	\$1,340	\$1,340	\$1,160	\$1,160	\$1,350
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$15,160	\$15,160	\$13,170	\$13,170	\$15,320
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$15,160	\$15,160	\$13,170	\$13,170	\$15,320

Treasurer Link

[Click here to view tax information for this parcel](#)

Iowa Land Records

Book-Page: 745-10704 (3/8/2016)

Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

No data available for the following modules: Owner, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Valuation (Sioux City), Photos, Sketches.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

 Developed by
The Schneider Corporation

BeaconTM Woodbury County, IA / Sioux City

Summary

Parcel ID 894432252011
 Alternate ID 00000000622922
 Property Address Moville
 Sec/Twp/Rng 32-89-44
 Brief Legal Description MOVILLE CITY OF S 198 FT OF THE S 273 FT OF THE SW NE LYING E OF THE W 198 FT AND W OF THE E 990 FT IN 32-89-44
 (Note: Not to be used on legal documents)
 Document(s) WD: 745-10699 (3/8/2016)
 Gross Acres 0.00
 Net Acres 0.00
 Exempt Acres 0.00
 CSR N/A
 Class C - Commercial
 Tax District 066 MOVILLE LL WDBY CENTRAL
 School District WOODBURY CENTRA



Owner

Primary Owner
 (Deed Holder)
 Overland Properties LLC

 1598 Imperial Ctr
 West Plains, MO 65775

Secondary Owner

Land

Lot Area 0.50 Acres; 21,780 SF

Commercial Buildings

Type	Base Area	Year Built
Service Station w/Bays	3000	1963

Yard Extras

- #1 - (1) Paving 11,000 SF, Concrete Parking, Average Pricing, Built 1963
- #2 - (2) Yard Lighting - Incandescent 1 Poles, 14 Pole Ht, 1 Lights, 400 Watts, Built 1963

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
11/24/2015	SALTE LEIV SIGVE & LILLIAN IOLANDA	OVERLAND PROPERTIES, LLC	745/10699	Other with explanation	Deed		\$125,000.00
9/7/2012	HOWARD LILA P ESTATE,% GARY HOWARD	SALTE LEIV SIGVE & LILLIAN IOLANDA	724/11813	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$106,000.00

+

Valuation

	2016	2015	2014	2013
Classification	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$23,540	\$23,540	\$20,470	\$20,470
+ Assessed Building Value	\$60,100	\$60,100	\$52,260	\$52,320
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$83,640	\$83,640	\$72,730	\$72,790
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$83,640	\$83,640	\$72,730	\$72,790

Treasurer Link

[Click here to view tax information for this parcel](#)

Iowa Land Records

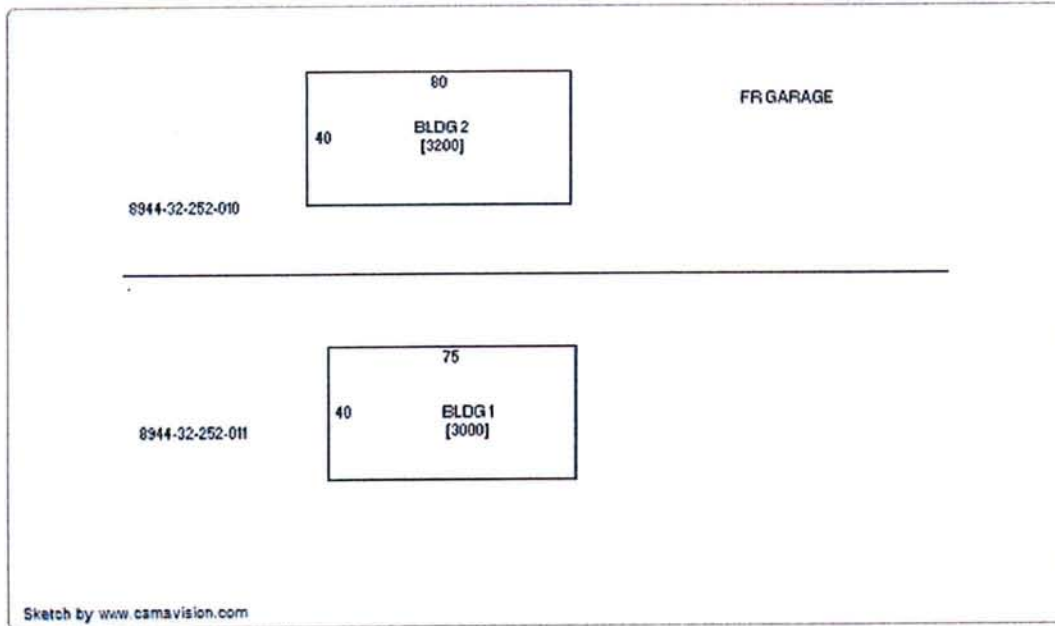
Book-Page: 745-10699 (3/8/2016)

*Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994.
For records prior to 1994, contact the County Recorder or Customer Support at www.iowaLandRecords.org.*

Photos




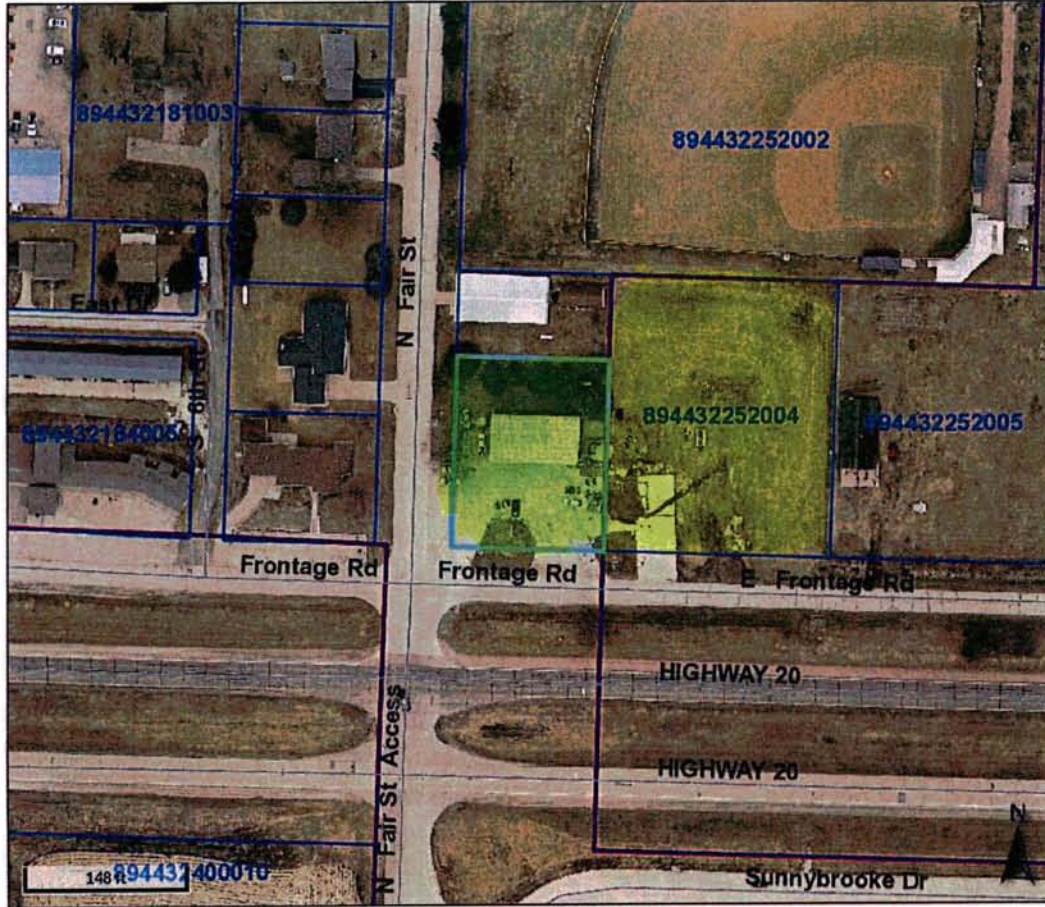
Sketches



No data available for the following modules: Owner, Residential Dwellings, Agricultural Buildings, Permits, Valuation (Sioux City).

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

 Developed by
The Schneider Corporation



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales
 - 2014
 - 2015
 - 2016
- ▭ Parcels

Parcel ID	894432252011	Alternate ID	00000000622922	Owner Address	OVERLAND PROPERTIES LLC
Sec/Twp/Rng	32-89-44	Class	C		1598 IMPERIAL CTR
Property Address		Acreeage	n/a		WEST PLAINS, MO 65775

MOVILLE

District 066 MOVILLE LL WDBY CENTRAL

Brief Tax Description MOVILLE CITY OF
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 990 FT IN 32-89-44

(Note: Not to be used on legal documents)

Date created: 6/21/2016



Iowa Department of Revenue

Director: Courtney M. Kay-Decker
Hoover State Office Building
Des Moines, Iowa 50319
<https://tax.iowa.gov>

1405 WOODBURY COUNTY
620 DOUGLAS ST
RM 104
SIOUX CITY, IA 51101-0000

JUN 17 2016 PM3:00

June 15, 2016

Subject: Iowa Fuel Tax Rate Changes Effective July 1, 2016

Dear Iowa Fuel Tax Refund Permit Holder,

The Iowa fuel tax rates for gasoline, alcohol, ethanol blended gasoline, and E85 will change on July 1, 2016. Iowa fuel tax rates are based on a fuel distribution percentage formula. Applying that formula resulted in the changes.

All other Iowa fuel tax rates will remain the same. Please refer to the tables on page 2 of this letter for all applicable tax rates and their effective dates.

Claims for fuel tax refunds must be calculated using the correct rates based on the date of purchase. The telephone refund system will be updated with the new tax rates. The system will calculate refunds using the correct tax rates for the invoice dates given. Therefore, separate refund claims must be filed for invoices dated prior to July 1, 2016 as well as those dated on or after July 1, 2016.

To receive updates on rate changes and other information about Iowa fuel tax, or other Iowa taxes, click the "Subscribe to Updates" link on our website: <https://tax.iowa.gov/>.

If you have any questions, please e-mail IDRMotorFuel@iowa.gov or call 515-242-6829.

Sincerely,
Fuel Tax Section
Compliance Services

Iowa Fuel Tax Rates per Gallon**Rates Changing on 7-1-16**

Fuel Type No.	Fuel Type	Current Rate	New Rate Effective 7-1-16
065	Gasoline	\$0.308	\$0.307
123	Alcohol	\$0.293	\$0.290
124	Ethanol Blended Gasoline	\$0.293	\$0.290
079	E85	\$0.293	\$0.290

Rates Not Changing on 7-1-16

Fuel Type No.	Fuel Type	Current Rate
169	Diesel (including biodiesel B10 and lower)	\$0.325
179	Biodiesel B11 or Higher	\$0.295
125	Aviation Gasoline	\$0.080
130	Aviation Jet	\$0.050
054	Liquefied Petroleum Gas (LPG)	\$0.300
225	Liquefied Natural Gas (LNG)	\$0.325
224	Compressed Natural Gas (CNG)	\$0.310



Agenda – Town Hall Meeting
Monday – June 27, 2016 at 6:30 p.m.
Oto Community Ambulance Center,
27 Washington St., Oto, Iowa

Woodbury County Board of Supervisors
Oto City Council

Introductions

Update on Oto Activities – Mayor and City Council

Update on County Activity - Chairman Jeremy Taylor,
Woodbury County Board

Questions / Comments / Open Dialogue Discussion

ADJOURNMENT

- *Subject to Additions/Deletions*

WOODBURY COUNTY JUVENILE DETENTION CENTER

Trosper-Hoyt Bldg.
822 Douglas St. - 4th Floor
Sioux City, Iowa 51101

Phone 712-279-6622
Email: molsen@sioux-city.org
Fax 712-234-2900

6:00 a.m.

6:00 p.m.

June 2016

June 13, 2016		15
June 14, 2016	15	15
June 15, 2016	15	15
June 16, 2016	16	16
June 17, 2016	16	16
June 18, 2016	16	16
June 19, 2016	16	16
June 20, 2016	16	

The Center averaged 15.7 residents per day during the 6:00 a.m. head count and 15.6 during the 6:00 p.m. check for a weekly average of 15.65 residents per day during the above week.

Of the sixteen residents detained on June 20, 2016 at 6:00 p.m., seven or forty four percent were identified as gang members. Of the seven, three or forty three percent were identified as highly active members.

We are currently detaining six juveniles from the BIA and one from Dakota County.

Mark Olsen

Director
WCJDC

June 20, 2016