



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(OCTOBER 11, 2016) (WEEK 41 OF 2016)

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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 October 11, 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 October 11, 2016 Action
4. Approval of the minutes of the October 4, 2016 meeting Action
5. Discussion and approval of claims Action
6. Board Administration - Karen James
a. Approval of lifting tax suspension for B.B. Action
b. Approval of lifting tax suspension for R. M. Action
c. Approval of resolution for a tax suspension for B.S. Action
d. Approval of Notice of Property Sale Resolution for Parcel 259200 Action
e. Approval of Notice of Property Sale Resolution for Parcel #260010 Action
f. Approval of resolution thanking and commending County employee for years of service to Woodbury County Action

- 4:40 p.m.**  
(Set time)
7. Starcomm Executive Board Member – Dave Drew  
Public hearing and approval of agreement for Med-Tran Corporation to use the Starcomm radio system for their operations Action
  8. Planning/Zoning – John Pylelo
    - a. Public hearing and 1<sup>st</sup> reading of zoning ordinance mapping amendment for property owner – Lynette Mennen; and applicant – Kyle and Tami Mullenix Re: Amend Zoning District designation to AE (Agricultural Estates) for a portion of GIS Parcel #884723200001 Action
    - b. Public hearing and 1<sup>st</sup> reading of zoning ordinance mapping amendment for property owner – Jimmie Lee and Renee T. Colyer, and applicant – The Woodbury County Zoning Commission Re: Amend Zoning District designation to AE (Agricultural Estates) for GIS Parcels #884723200007 and #884723200008 Action
  9. Rural Economic Development – David Gleiser
    - a. Consideration to set a date on October 18, 2016 at 4:45 p.m. for a Public Hearing for the 1<sup>st</sup> reading of the Proposed Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Action
    - b. Authorize Chairman to sign Loan Subordination and Intercreditor Agreements between Security National Bank for Cyclone Operations, LLC (Sergeant Bluff Eye Care) Action
  10. Secondary Roads – Mark Nahra
    - a. Consideration of establishment of a speed limit on Grandy Drive Action
    - b. Consideration of approval of a project agreement with the Hungry Canyons Alliance for work to repair an existing grade control structure on Wolf Creek Action
    - c. Consideration of approval of project plans for Project L-M208—73-97 Action
    - d. Consideration of award of bid for FM-CO97(126)—55-97, HMA resurfacing on 150<sup>th</sup> Street and Correctionville Road Action
  11. Human Resources – Ed Gilliland
    - a. Approval of Memorandum of Personnel Transactions Action
    - b. Approval of request to de-authorize County position Action
    - c. Authorize Chairman to sign Authorization to Initiate Hiring Process Action
    - d. Discussion of wellness discounts Information
    - e. Jail Medical Services Management presentation by ACH and Midwest Corrections Group Information
  12. Board of Supervisors – Jeremy Taylor  
Discussion and approval of budgeting and funding for Veteran Affairs Department advertisement for up to \$3,500 and a funding source Allocation Action
  13. Chairman’s Report Information
    - a. Budget Intentions and Calendar
    - b. Review of Department Head goals and follow up
    - c. Adoption Saturday on November 19<sup>th</sup> (DHS) and usage of facility
    - d. Tri-View Building and the Region
  14. Reports on Committee Meetings Information
  15. Citizen Concern Information
  16. Board Concerns and Comments Information

## ADJOURNMENT

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- WEDNESDAY, OCTOBER 12**      **8:05 a.m.** Woodbury County Information Communication Commission, Board of Supervisors' Chambers
- 6:30 p.m.** Woodbury County Solid Waste Agency (Sanitary Landfill) Executive Committee Meeting, Public Safety Center, Climbing Hill
- THURSDAY, OCTOBER 13**      **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, OCTOBER 17**      **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- WEDNESDAY, OCTOBER 19**      **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, OCTOBER 20**      **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St., Sioux City, Iowa
- MONDAY, OCTOBER 24**      **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, OCTOBER 25**      **1:30 p.m.** Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
- TUESDAY, NOVEMBER 1**      **4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- WEDNESDAY, NOVEMBER 2**      **12:00 noon** District Board of Health Meeting, 1014 Nebraska St.
- THURSDAY, NOVEMBER 3**      **5:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- MONDAY, NOVEMBER 7**      **6:00 p.m.** Board of Adjustment meeting, Board of Supervisors' Chambers
- WEDNESDAY, NOVEMBER 9**      **8:05 a.m.** Woodbury County Information Communication Commission, Board of Supervisors' Chambers
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- 8:00 p.m.** County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- THURSDAY, NOVEMBER 10**      **7:00 p.m.** Siouxland Mental Health Center, Board Meeting, 625 Court Street
- 12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St, Sioux City, Iowa

**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.*

**OCOTBER 4, 2016, THIRTYSEVENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, October 4, 2016 at 4:30 p.m. Board members present were Monson, Ung, Clausen, Taylor, and Smith. 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. Loan Hensley, county employee, asked the Board to consider additional payroll deduction options.
3. Motion by Taylor second by Ung to approve the Agenda for October 4, 2016. Carried 5-0. Copy filed.
4. Motion by Clausen second by Smith to approve the minutes of the September 27, 2016 Board meeting. Carried 5-0. Copy filed.
5. Motion by Monson second by Smith to approve the claims totaling \$206,590.82. Carried 5-0. Copy filed.
6. There was a presentation of a resolution thanking and commending Gene Hacker for his years of service to Woodbury County. Copy filed.
- 7a. A public hearing was held at 4:35 p.m. for the sale of parcel #447046, 1811 Douglas St. The Chairperson called on anyone wishing to be heard.

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

Motion by Clausen second by Taylor to approve and authorize the Chairperson to sign a Resolution for the sale of this parcel to Victor Atilano, 1815 Douglas St., Sioux City, for real estate parcel #447046, 1811 Douglas St., for \$606.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OF SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION #12,436**

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

By Victor Atilano in the sum of Six Hundred Six Dollars & 00/100 (\$606.00)-----  
-----dollars.

For the following described real estate, To Wit:

**Parcel #447046**

**N Forty-One Feet Lot Four, Block Fourteen, Rose Hill Addition of Sioux City, Second plat, in the County of Woodbury and State of Iowa  
(1811 Douglas Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 4<sup>th</sup> Day of October, 2016.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 7b. Motion by Monson second by Ung to approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale of parcel #542685, 2911 Sergeant St. Carried 5-0.

**RESOLUTION #12,437  
NOTICE OF PROPERTY SALE**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**LL-SC Comm 88-47 Auditor Plat W ½ SE 6-88-47 North 68.62 feet on West line & North 160 feet on NE line Lot 2 Except Ely TCTS being 135 feet on North x 130.9 feet on South x 160 feet on East, City of Sioux City, Woodbury County, Iowa  
(2911 Sergeant Bluff)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on  
The **18<sup>th</sup> Day of October, 2016 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate on the **18<sup>th</sup> Day of October, 2016**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2)**.
3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$442.00 plus recording fees.**

Dated this 4<sup>th</sup> Day of October, 2016.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 7c. Motion by Ung second by Taylor to receive for signatures a Resolution thanking and commending Shirley Michaud for service to Woodbury County. Carried 5-0.

**WOODBURY COUNTY, IOWA  
RESOLUTION #12,438  
A RESOLUTION THANKING AND COMMENDING  
SHIRLEY MICHAUD  
FOR HER SERVICE TO WOODBURY COUNTY**

**WHEREAS**, Shirley Michaud has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 26 years from February 23, 1990 to October 31, 2016; and

**WHEREAS**, the service given by Shirley Michaud as a Woodbury County employee, has been characterized by her 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 Shirley Michaud for her 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, Shirley Michaud.

**BE IT SO RESOLVED** this 4th day of October, 2016.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

8a. A public hearing was held at 4:40 p.m. for the lease/purchase agreement with Motorola, Inc. for the purchase of new Conservation and Emergency Services' radios. Copy filled.

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

8b. Motion by Monson second by Smith to approve a Resolution for the lease/purchase agreement with Motorola for the purchase of new law enforcement radios for the Conservation and Emergency Services Departments. Carried 5-0. Copy filled.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #12,439**

WHEREAS, the Conservation and Emergency Services Departments propose to purchase radios compatible with the new statewide radio system using a lease purchase method; and

WHEREAS, it is deemed necessary and advisable that Woodbury County, Iowa should enter into a lease-purchase agreement with Motorola Solutions, Inc. with costs not to exceed \$156,824.88, as authorized by Sections 331.301(10)(d) and 331.443 of the Code of Iowa, for the purpose of providing funds to pay costs of acquiring these radios; and

WHEREAS, the term of the proposed lease does not exceed the economic life of the personal property to be acquired; and

WHEREAS, the first lease payment is not due and payable until October 1, 2017 and thus no appropriation of funds for this lease-purchase agreement is being hereby authorized at this time; and

WHEREAS, pursuant to a notice published as required by Sections 331.301 and 331.443 of the Code of Iowa, this Board held a public hearing and meeting upon the proposal to enter into this lease-purchase agreement and the Board is therefore now authorized to proceed with the authorization of the lease-purchase agreement.

**NOW, THEREFORE, BE IT RESOLVED:**

Section 1. The County is hereby authorized to enter into the lease-purchase agreement with Motorola Solutions, Inc. for the lease-purchase of radios compatible with the new statewide radio system for the Conservation and Emergency Services Departments with costs not to exceed \$156,824.88 in substantially the same form as was presented at the public hearing and meeting. The County designates and authorizes the Chairman of the Board of Supervisors to execute on behalf of the County the subject lease-purchase agreement and any other related documents necessary to the consummation of the transaction contemplated by the lease-purchase agreement.

Section 2. The Board has determined that a true and very real need exists for the acquisition of the personal property described in the lease-purchase agreement between the County and Motorola Solutions, Inc. and that entering into the lease-purchase agreement is in the best interests of the County.

SO DATED this 4<sup>th</sup> day of October, 2016.  
WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 9. Motion by Ung second by Taylor to receive for signatures a Resolution Proclamation for Domestic Violence Awareness Month. Carried 5-0.

**WOODBURY COUNTY, IOWA  
RESOLUTION #12,440  
PROCLAMATION**

**WHEREAS**, domestic violence is a serious crime that affects people of all races, ages, income levels, lifestyles and sexes; and in fact is probably affecting someone you know; and every 9 seconds someone experiences the crime of domestic violence; and

**WHEREAS**, one in three women will be a victim of violence in her lifetime; domestic violence violates an individual's human rights by destroying dignity, security, and self-worth due to the systematic use of physical, emotional, sexual, psychological, and economic control or abuse; CSADV works every day to help end these acts of violence and to help rebuild the lives of the survivors; and

**WHEREAS**, in Siouxland, the Council on Sexual Assault & Domestic Violence is available 24 hours a day and last year responded to 1,821 unduplicated victims, provided 11,901 nights of shelter to 358 women and 349 children fleeing domestic abuse and despite high census, no one in an unsafe situation was turned away; and

**WHEREAS**, the impact of domestic violence affects all of the members of the community, and only a coordinated community response will put a stop to these atrocious crimes and assure funding is continuously available to provide these life-saving services; and

**NOW, THEREFORE, I**, Jeremy J. Taylor, Chairman, on behalf of the Woodbury County Board of Supervisors, do hereby proclaim the month of October, 2016 as

***"DOMESTIC VIOLENCE AWARENESS MONTH"***

in Woodbury County, Iowa and urge all citizens to actively participate in the scheduled events and programs and to think about the fact that it is someone you know.

**BE IT SO RESOLVED** this 4<sup>th</sup> day of October, 2016.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Presentation of Resolution Proclamation for Domestic Violence Awareness Month. Copy filed.

- 10a. Motion by Monson second by Clausen to approve the separation of Kimberly Hunter, Sheriff Reserve Officer, County Sheriff Dept., effective 08-01-16. Resignation and the separation of John Carr, Equipment Operator, Secondary Roads Dept., effective 9-30-16. Separation Carried 5-0. Copy filed.
- 10b. Motion by Monson second by Ung to move the previous vacation to be extended to Deputy Todd Trobaugh to the next year and expire in full at the employee's anniversary date. Carried 5-0. Copy filed.
- 11. There was a discussion of a Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance and it was the consensus of the Board to move forward with the initiative. Copy filed.
- 12. Motion by Monson second by Ung to approve and authorize the Chairperson to sign a Resolution setting a public hearing date for property lease. Carried 5-0.

**RESOLUTION #12,441  
NOTICE OF PROPERTY LEASE**

**WHEREAS** Woodbury County, Iowa is the deed holder to certain radio communications tower sites on the Siouxland Tri-State Radio Communications System (hereinafter referred to as "STARCOMM"); and

**WHEREAS** Med-Trans Corporation d/b/a Mercy Air Care (hereinafter referred to as "MAC") desires to enter a lease with Woodbury County, Iowa and Starcomm to use the Starcomm system for the purposes of public safety radio communications:

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **October 11<sup>th</sup>, 2016 at 4:40 p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to lease space on the Starcomm system to MAC for an initial term of five (5) years with the possibility of three (3) additional five (5) year renewal terms.
3. That said Board proposes to lease the real estate at a rate of \$5,000.00 annually during the initial term with the amount of the rent increasing by 10% in each of the renewal terms.
4. That this resolution, preceded by the caption "Notice of Property Lease" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 4<sup>th</sup> day of October, 2016.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

The Board recessed for a meeting of the Orton Slough Drainage District.

The Supervisors meeting was called back to order.

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

The Supervisors meeting was called back to order.

15. The Chairperson reported on day to day activities.
16. The Board members reported on their committee meetings.
17. There were no citizen concerns.
18. Board members presented their concerns and comments.

The Board adjourned the regular meeting until October 11, 2016.

Meeting sign in sheet. Copy filed.



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

Date: 10/5/2016 Weekly Agenda Date: 10/11/2016

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Heather Satterwhite, Public Bidder

**WORDING FOR AGENDA ITEM:**

Approval of Notice of Property Sale Resolution for Parcel #259200

**ACTION REQUIRED:**

- Approve Ordinance
- Approve Resolution
- Approve Motion
- Give Direction
- Other: Informational
- Attachments

**EXECUTIVE SUMMARY:**

**BACKGROUND:**

Minimum bid of \$211.00 has been set, due to interest in the property.

**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:**

Approve the resolution of Notice of Property Sale for parcel #259200 (411 West Street) with the public hearing and auction set for October 25th, 2016 at 4:35 p.m.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve the Notice of Property Sale Resolution.

# RESOLUTION #

## NOTICE OF PROPERTY SALE

### Parcel #259200

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**The South 32 feet Lot 1 and the South 32 feet of the East 10 feet of Lot 2 in Block 1, Hornicks Addition to Sioux City, in the County of Woodbury and State of Iowa (411 West Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **25<sup>th</sup> Day of October, 2016 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **25<sup>th</sup> Day of October, 2016**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$211.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 11<sup>th</sup> Day of October, 2016.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Jeremy J. Taylor, Chairman

REQUEST FOR MINIMUM BID

Name: Dennis Benson Date: 3/31/15  
Address: 134 Kansas St. Phone: 253-1951

Address or approximate address/location of property interested in:  
411 West St.

# 894730279008

*\*This portion to be completed by Board Administration \**

Legal Description:

S 32 ft. Lot 1 & E 10ft S 32 ft  
Lot 2 Block 1 Hornicks Addition to  
Sioux City, IA and Woodbury County.

Tax Sale #/Date: 827 6/16/2014 Parcel # 259200

Tax Deeded to Woodbury County on: 9/2/14

Current Assessed Value: Land \$1,300- Building Ø Total \$1,300-

Approximate Delinquent Real Estate Taxes: \$1,352-

Approximate Delinquent Special Assessment Taxes: \$12,015-

\*Cost of Services: \$161

Inspection to: Mark Mason Date: 4/1/15

Minimum Bid Set by Supervisor: \$50 Mark Mason

Date and Time Set for Auction: Tuesday, October 25<sup>th</sup> @ 4:35  
\$50 plus \$161 for cost of services for a total of \$211-

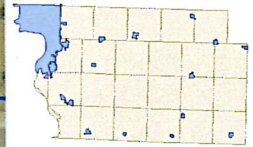
\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Date Created: 4/1/2015



Overview

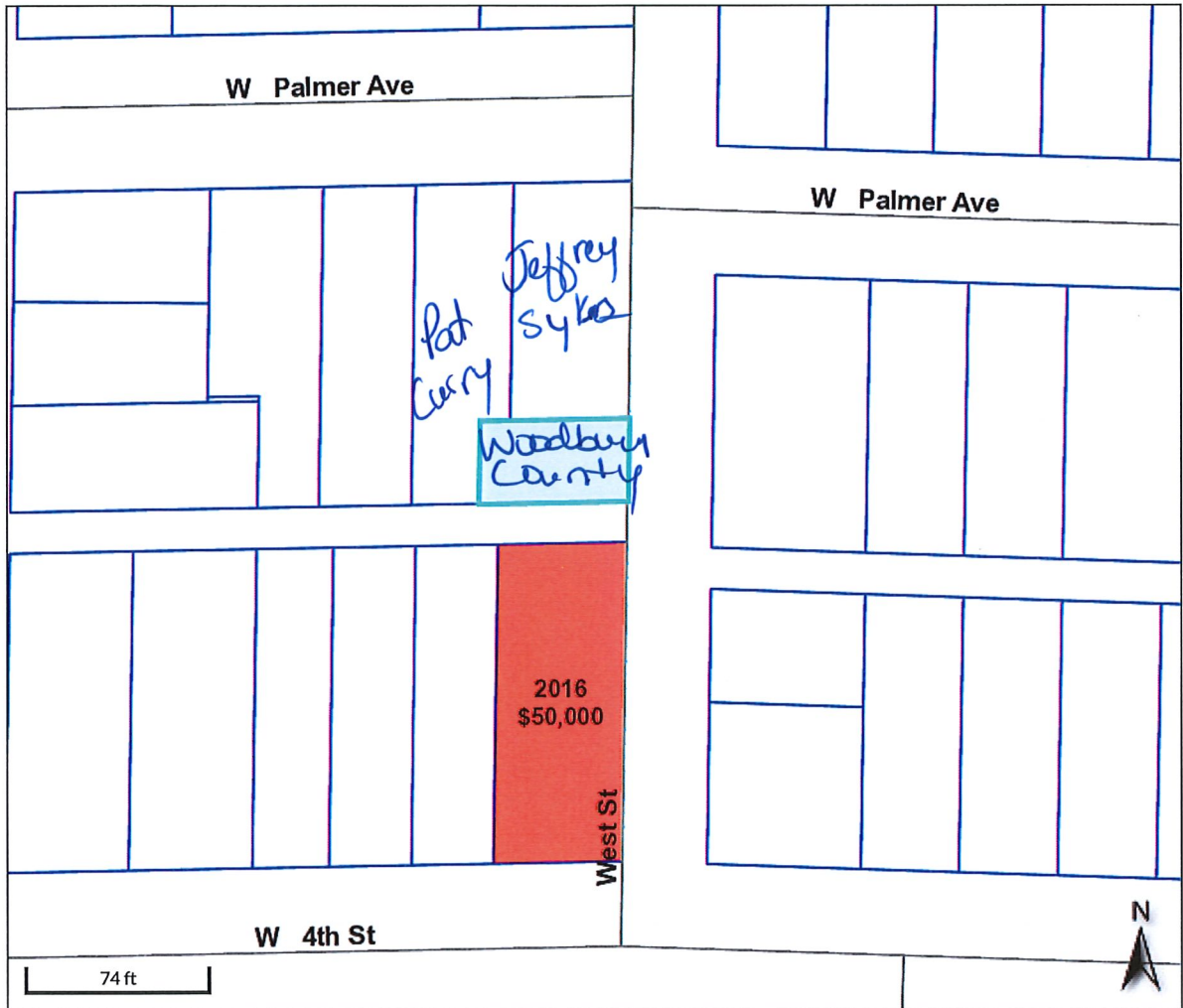


Legend

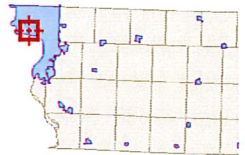
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales**
- ▭ 2013
- ▭ 2014
- ▭ 2015
- ▭ Parcels

<b>Parcel ID</b>	894730279008	<b>Alternate ID</b>	259200	<b>Owner Address</b>	DUENAS HUMBERTO
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		GONZALEZ MYRIAM
<b>Property Address</b>	411 WEST ST	<b>Acreage</b>	n/a		63 N LAKE RD
	SIOUX CITY				POTTSVILLE, PA 17901-9259
<b>District</b>	087 SC LL SIOUX CITY COMM				
<b>Brief Tax Description</b>	HORNICKS				
	S 32 FT LOT 1 & E 10				
	FT S 32 FT LOT 2 BL				
	K 1				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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

Parcel ID	894730279008	Alternate ID	259200	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	411 WEST ST	Acreage	n/a		63 N. Lake Rd.
	SIOUX CITY				Pottsville, PA 17901-9259
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	HORNICKS				
	S 32 FT LOT 1 & E 10				
	FTS 32 FT LOT 2 BL				
	K 1				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 10/3/2016  
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**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 10/5/2016 Weekly Agenda Date: 10/11/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Heather Satterwhite, Public Bidder

**WORDING FOR AGENDA ITEM:**

Approval of Notice of Property Sale Resolution for Parcel #260010

**ACTION REQUIRED:**

- Approve Ordinance
- Approve Resolution
- Approve Motion
- Give Direction
- Other: Informational
- Attachments

**EXECUTIVE SUMMARY:**

**BACKGROUND:**

Minimum bid of \$241.00 has been set, due to interest in the property.

**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:**

Approve the resolution of Notice of Property Sale for parcel #260010 (1913 W. 3rd Street) with the public hearing and auction set for October 25th, 2016 at 4:37 p.m.

**ACTION REQUIRED / PROPOSED MOTION:**

Approve the Notice of Property Sale Resolution.

# RESOLUTION #

## NOTICE OF PROPERTY SALE

### Parcel #260010

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Lot 11 in Block 12, Hornicks Addition to Sioux City in the County of Woodbury and State of Iowa  
(1913 W. 3<sup>rd</sup> Street)**

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **25<sup>th</sup> Day of October, 2016 at 4:37 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **25<sup>th</sup> Day of October, 2016**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$241.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 11<sup>th</sup> Day of October, 2016.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Jeremy J. Taylor, Chairman

REQUEST FOR MINIMUM BID

Name: Bill Keairns Date: 9/29/15  
Address: 1909 W. 3<sup>rd</sup> St. Phone: 226-2686

Address or approximate address/location of property interested in:

1913 W. 3<sup>rd</sup> St.

GIS# 894730281.D1D

*\*This portion to be completed by Board Administration \**

Legal Description:

Lot 11 in Block 12, Hornick's  
Addition to Sioux City, in the  
County of Woodbury and State of Iowa

Tax Sale #/Date: #838 6/16/2014 Parcel # 260010

Tax Deeded to Woodbury County on: 9/21/14

Current Assessed Value: Land \$6,700 Building 0 Total \$6,700

Approximate Delinquent Real Estate Taxes: \$2,228

Approximate Delinquent Special Assessment Taxes: \$37,523 - demo

\*Cost of Services: \$141

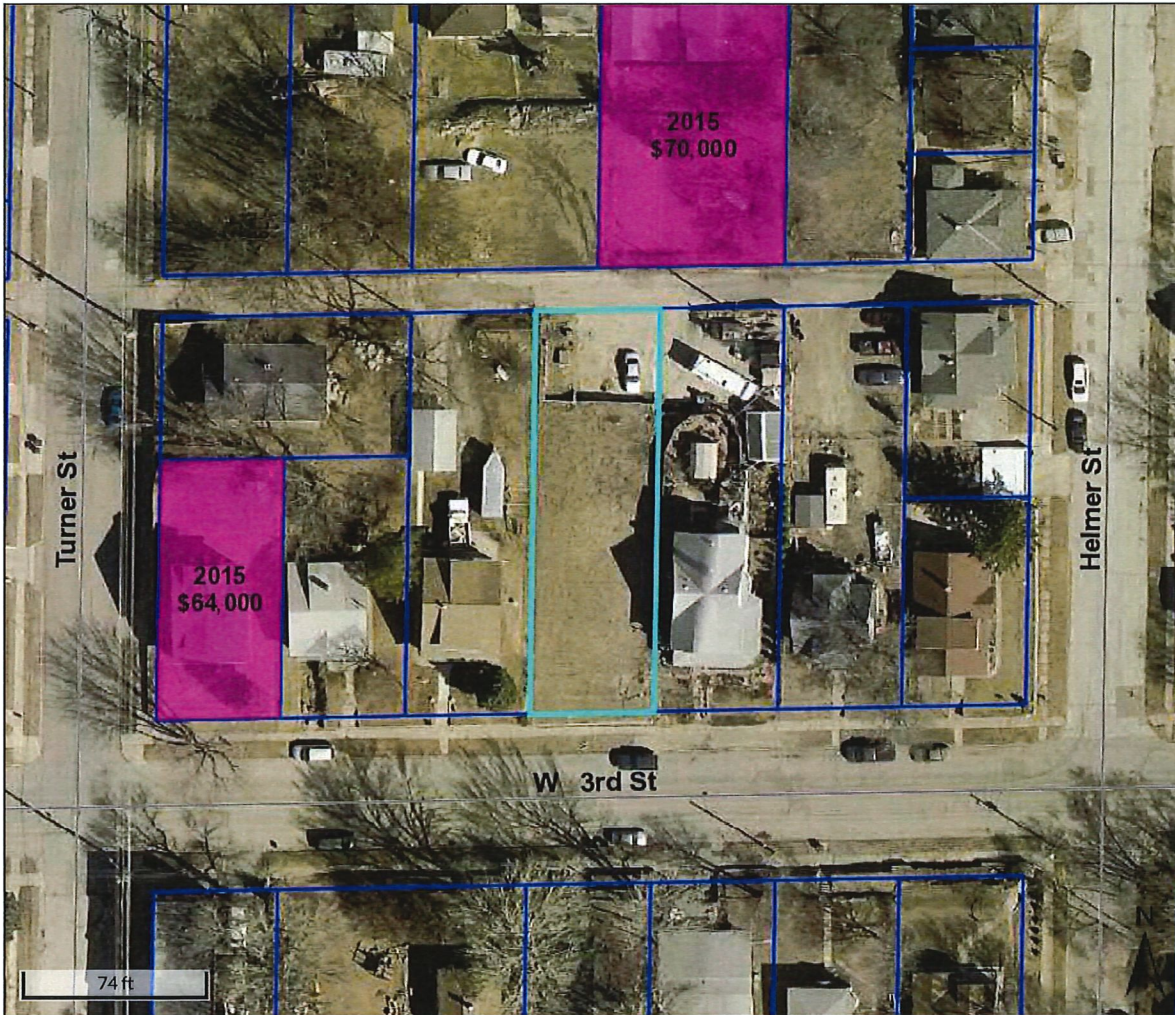
Inspection to: Mark Monson Date: 10/13/15

Minimum Bid Set by Supervisor: \$100<sup>00</sup> plus cost of services of \$141 for a total of \$241

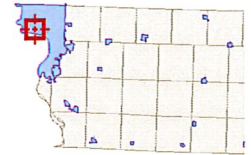
Date and Time Set for Auction: October 25 @ 4:37.

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.





Overview



Legend

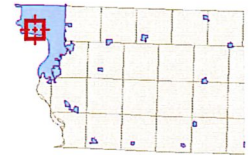
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- Residential Sales
- 2014
- 2015
- 2016
- ▭ Parcels

Parcel ID	894730281010	Alternate ID	260010	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	1913 W 3RD ST	Acreage	n/a		1966 COUNTY ROAD 38
	SIOUX CITY				DECATUR, NE 68020-2028
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	HORNICKS				
	LOT 11 BLK 12				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 10/5/2016  
 Last Data Uploaded: 10/4/2016 11:03:47 PM



Overview



Legend

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

Parcel ID	894730281010	Alternate ID	260010	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	1913 W 3RD ST	Acreage	n/a		1966 COUNTY ROAD 38
	SIOUX CITY				DECATUR, NE 68020-2028
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	HORNICKS				
	LOT 11 BLK 12				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 10/5/2016  
 Last Data Uploaded: 10/4/2016 11:03:47 PM

WOODBURY COUNTY, IOWA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION THANKING AND COMMENDING

*Alan Shinkunas*

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Alan Shinkunas has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 35 years from March 31, 1981 to November 30, 2016; and

WHEREAS, the service given by Alan Shinkunas 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 Alan Shinkunas 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, Alan Shinkunas.

BE IT SO RESOLVED this 1<sup>st</sup> day of November, 2016.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Jeremy J. Taylor, Chairman

\_\_\_\_\_  
Jaclyn D. Smith, Member

\_\_\_\_\_  
Larry D. Clausen, Member

\_\_\_\_\_  
Mark A. Monson, Member

\_\_\_\_\_  
Matthew A. Ung, Member

Attest:

\_\_\_\_\_  
Patrick F. Gill, Woodbury County Auditor

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

Date: 10-05-16 Weekly Agenda Date: 10-11-16

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Dave Drew, Sheriff, Starcomm Executive Board Member

**WORDING FOR AGENDA ITEM:**

Public Hearing and approval of Agreement for Med-Tran Corporation to use the Starcomm radio system for their operations

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Starcomm Executive Board recommends to the County Supervisors to approve an agreement with Med Trans Corporation (Mercy Aircare) for an initial term of 5 years to use the Starcomm Radio system

**BACKGROUND:**

Med Trans Corporation (Mercy Aircare) currently has a radio system that they use for their operations that is inadequate for their operations, the Starcomm Executive Board was approached to see if they could move their Communications operations over to the Starcomm radio system. The Starcomm Executive Board voted on 01-15-15 to negotiate an agreement with Med Trans Corp. for this radio sys. usage

**FINANCIAL IMPACT:**

Med Trans Corporation will pay Starcomm \$5,000.00 annually, or \$450.00 per month for renting usage on the Starcomm radio system. This will be new revenue to be used within the Starcomm operating budget.

**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 Motion to adopt a 5 year agreement with Med Trans Corporation

**ACTION REQUIRED / PROPOSED MOTION:**

A motion to adopt a 5 year agreement between Woodbury County and Med Trans Corporation

## RESOLUTION #

### NOTICE OF PROPERTY LEASE

**WHEREAS** Woodbury County, Iowa is the deed holder to certain radio communications tower sites on the Siouxland Tri-State Radio Communications System (hereinafter referred to as "STARCOMM"); and

**WHEREAS** Med-Trans Corporation d/b/a Mercy Air Care (hereinafter referred to as "MAC") desires to enter a lease with Woodbury County, Iowa and Starcomm to use the Starcomm system for the purposes of public safety radio communications:

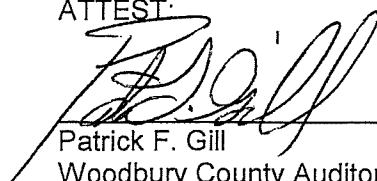
**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

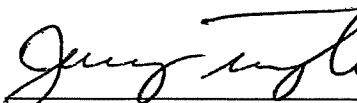
1. That a public hearing on the aforesaid proposal shall be held on the **October 11<sup>th</sup>, 2016 at 4:40 p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to lease space on the Starcomm system to MAC for an initial term of five (5) years with the possibility of three (3) additional five (5) year renewal terms.
3. That said Board proposes to lease the real estate at a rate of \$5,000.00 annually during the initial term with the amount of the rent increasing by 10% in each of the renewal terms.
4. That this resolution, preceded by the caption "Notice of Property Lease" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 4<sup>th</sup> day of October, 2016.

ATTEST:

  
\_\_\_\_\_  
Patrick F. Gill  
Woodbury County Auditor  
and Recorder

WOODBURY COUNTY BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Jeremy J. Taylor, Chairman

# Agreement for STARCOMM Radio System Usage

## Med-Trans Corporation

This agreement is made and entered into as of the 11<sup>th</sup> day of October, 2016 (the “**Effective Date**”), by and between Med-Trans Corporation d/b/a Mercy Air Care (hereafter referred to as “**Lessee**”) and Woodbury County Iowa (hereafter referred to as “**Lessor**”).

### 1. Access

Lessor shall provide Lessee access to public safety use level of radio communications on the Siouxland Tri-State Radio Communications System (hereafter referred to as “**STARCOMM**”). Lessee will be allowed to operate on an exclusive Talk Group provided by STARCOMM, dedicated to Lessee’s day to day operations (the “**Talk Group**”). The Talk Group will be accessible by other users only after such user receives written approval from Lessee’s Director.

### 2. System Reports

Upon Lessee’s request, Lessor will at no extra charge provide Lessee Radio System usage reports that show system usage.

### 3. Coverage

The STARCOMM system will provide adequate radio coverage to Lessee throughout Woodbury County Iowa, Dakota County, Nebraska and the Southern half of Union County, SD, as shown in coverage map in **Attachment A** attached hereto and incorporated herein by reference. STARCOMM does not guarantee coverage beyond these coverage maps and does not authorize the use of the STARCOMM FCC Frequencies outside of the STARCOMM FCC licensed coverage area.

### 4. Cost

Lessee will pay STARCOMM \$5,000.00 annually, or \$450.00 per month if paid monthly (the “**Rent**”). If Lessee elects to pay the Rent monthly, the Rent will be due on the Effective Date and the first day of the month thereafter during the Initial Term or any Renewal Term. Rent shall be paid to Lessor at its address specified below for notices, or to such other person or at such other address as Lessor may designate from time to time in writing.

### 5. Term.

Unless otherwise earlier terminated as provided for herein, this Agreement will commence on the Effective Date and will remain in effect for a period of five (5) years (the “**Initial Term**”). Provided that this Agreement is in full force and effect, Lessee may, with the consent of Lessor for each term, extend the Agreement for three (3) consecutive five (5) year terms (each a “**Renewal Term**”) upon all of the terms and conditions set forth herein, except for rent, which will be increased as follows:

- a. First Renewal Term (years 6 through 10) Rent shall be increased by 10% over the highest amount paid during the Initial Term.

- b. Second Renewal Term (years 11 through 15) Rent shall be increased by 10% over the highest amount paid during the first Renewal Term
- c. Third Renewal Term (years 16 through 20) Rent shall be increased by 10% over the highest amount paid during the second Renewal Term

6. Maintenance

Lessor is responsible for all maintenance of the STARCOMM radio system infrastructure. Lessee is responsible for all maintenance of radios owned by Lessee.

7. Cancellation

Either party may terminate this Agreement for any or no reason by providing the other party with at least 180 days advance written notice of its intent to terminate.

8. Termination

- a. **Termination for Default.** Either party may terminate this agreement for cause. Prior to such termination, the non-defaulting party shall provide written notice to the party in default specifying the manner in which the defaulting party is in default under the terms of this Agreement and the action required to cure the default. The notice shall also specify a reasonable period of time to cure the default. If the defaulting party does not cure the default within ninety (90) days following written notice thereof, the non-defaulting party may immediately terminate the Agreement without further obligation.
- b. **Termination Due to Cessation of Operations.** Lessee may terminate this Agreement in the event that it is no longer operating the Mercy Air Care air ambulance program in Sioux City or Mason City, Iowa.
- c. **Automatic Termination.** Notwithstanding the foregoing, this Agreement will automatically terminate immediately if all or substantially all of the authorization held by the Lessor to own or operate the STARCOMM system is revoked by the FCC.
- d. Should either Party terminate this Agreement, Lessee will be entitled to a refund of the pro rata share of any prepayment.

9. Assignment.

This Agreement and the rights and obligations of the parties hereunder shall not be assignable or transferable by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed, and neither party shall assign, delegate or subcontract this Agreement or the performance of the services to be performed by such party hereunder, or any part thereof, to any other person without the prior written consent of the other party.

10. Jurisdiction

This agreement shall be interpreted under the laws of the State of Iowa. The Woodbury County District Court shall have jurisdiction.

11. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The exchange and delivery of this Agreement and signed counterparts by electronic mail in “portable document format” form, or any other electronic means, including without limitation telephonic facsimile, shall constitute effective delivery of a manually signed counterpart and may be used in lieu of the original Agreement for all purposes.

12. Contact Information

Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be delivered by hand or overnight air courier or mailed by United States registered or certified mail, return receipt requested, postage prepaid addressed to the Party as specified below:

Lessor:

Woodbury County, Iowa  
Board of Supervisors  
620 Douglas Street, Suite 104  
Sioux City, Iowa 51101  
Phone: 712-279-6525

Starcomm Public Safety Board  
P.O. Box 447  
Sioux City, Iowa 51102  
ATTN: Glenn Sedivy  
Email: gsedivy@sioux-city.org  
Phone: 712-279-6959  
Fax: 712-279-6157

Lessee:

Med-Trans Corporation  
2871 Lake Vista Drive  
Suite 150  
Lewisville, TX 75067  
ATTN: \_\_\_\_\_  
Phone: 972-459-4919  
Fax: 972-459-4914



IN WITNESS WHEREOF, the parties have executed this Lease agreement as of the day and year first written above.

LESSORS:

Woodbury County, Iowa

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

Title:     Jeremy Taylor, Board Chairman  
          Woodbury County Board Supervisors

Attest: \_\_\_\_\_

Patrick Gill, County Auditor

STATE OF \_\_\_\_\_)

)ss:

COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
By \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**STARCOMM, WOODBURY COUNTY, IOWA**

By \_\_\_\_\_

Douglas Young

Chairperson

Certification of Starcomm:

I, Carie Anfinson-Haden, certify that I am the Administrative Secretary for Starcomm and that Chairperson Douglas Young, who executed this Agreement for and on behalf of Starcomm, was duly authorized and empowered to do so as of January 15<sup>th</sup>, 2015.

\_\_\_\_\_

Carie Anfinson-Haden,

Administrative Secretary for Starcomm

LESSEE:

Woodbury County, Iowa

By (Printed Name): \_\_\_\_\_

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

Med-Trans Corporation

Signature: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

)ss:

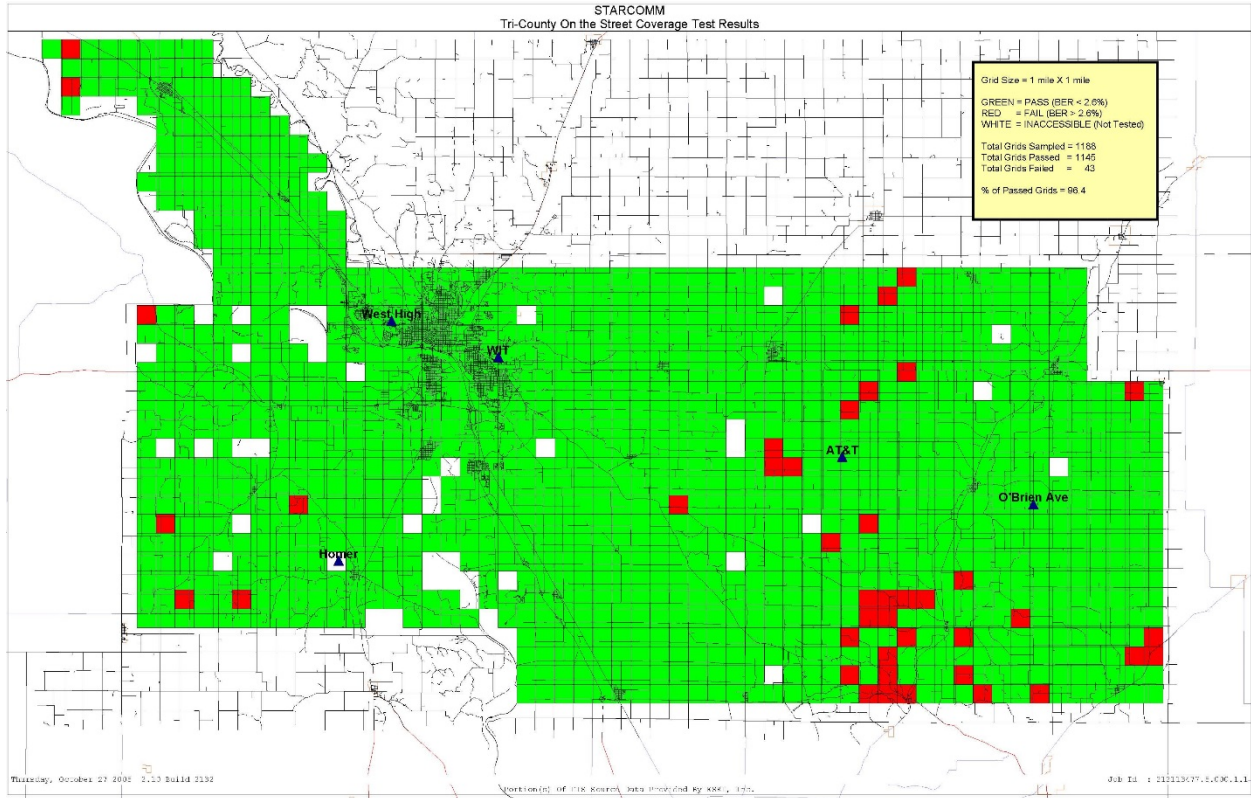
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2016,

By \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# ATTACHMENT A



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

#8a

Date: 10/05/2016

Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Public Hearing; Receive Zoning Commission and Staff Recommendation; and First Reading of Zoning District Mapping Amendment Ordinance for Property Owner - Lynette L. Mennen; Applicant - Kyle and Tami Mullenix. Re: Portion of GIS Parcel # 884723200001.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

On September 20, 2016 your Board referred this agenda item to the Zoning Commission for public hearing and recommendation. On September 26th the Commission held said hearing and voted to recommend the approval of the requested zoning map amendment. The County Attorney's Office has reviewed the attached ordinance language.

The property owner has entered into a purchase agreement with the applicant to sell a 2.833 acre portion of the referenced 42.26 acre parent parcel. The 2.833 acres portion of the parent parcel lies within the West 1/2 of the NE 1/4 in Section 23, T88N, R47W of the 5th P.M. (Woodbury Township) in the County of Woodbury and State of Iowa. The 2.833 acres are located on the east side of Old Highway 141 north of the intersection of Old Highway 141 and Carroll Avenue and immediately north of the driveway addressed 1679 Old Highway 141. 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 by the applicant is for construction of a single family dwelling building site. The rezoning is requested to allow for the a level of residential density of more than two residences per quarter-quarter.

**BACKGROUND:**

A copy of the application, mapping, parcel information and proposed ordinance language is attached.

**FINANCIAL IMPACT:**

No financial impact as application fees offset administrative and legal publication expense.

**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?**

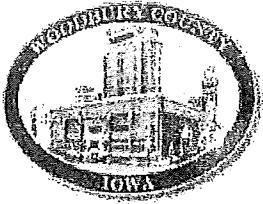
Yes  No

**RECOMMENDATION:**

Staff supports the Commission's recommendation for the approval of the requested zoning district mapping amendment to AE (Agricultural Estates).

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold the required Public Hearing followed by motion to close the public hearing
- 2.) A motion to accept the Zoning Commission and Staff recommendations.
- 3.) A motion to approve the First Reading of the Ordinance.



# Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>Lynette Mennen</u>	Applicant <u>Kyle &amp; Tami Mullenix</u>
Address <u>2057 South Shore Blvd.</u> <u>Montgomery, TX 77356</u>	Address <u>5928 Four Seasons Drive</u> <u>Sioux City, IA 51106</u>
Phone <u>712-223-6062</u>	Phone <u>712-203-1331</u>

Engineer/Surveyor Doug Mordhorst Phone 712-258-6844

**Property Information:**

Property Address  
or Address Range 1673-1679 Old Highway 141, Sergeant Bluff, IA 51054

Quarter/Quarter A portion of SW/NE Sec 23 Twnshp/Range Woodbury Twnp.; T88N/R47W

Parcel ID # 884723200001 GIS # 8847 23 200 001 Total Acres 2.833

Current Use Agricultural Proposed Use Single Family Residential

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 52.78

**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.**

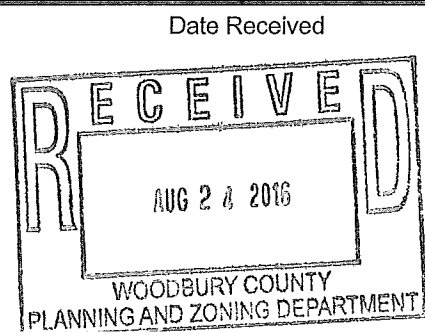
Pre-app mtg. date \_\_\_\_\_ Staff present \_\_\_\_\_

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.

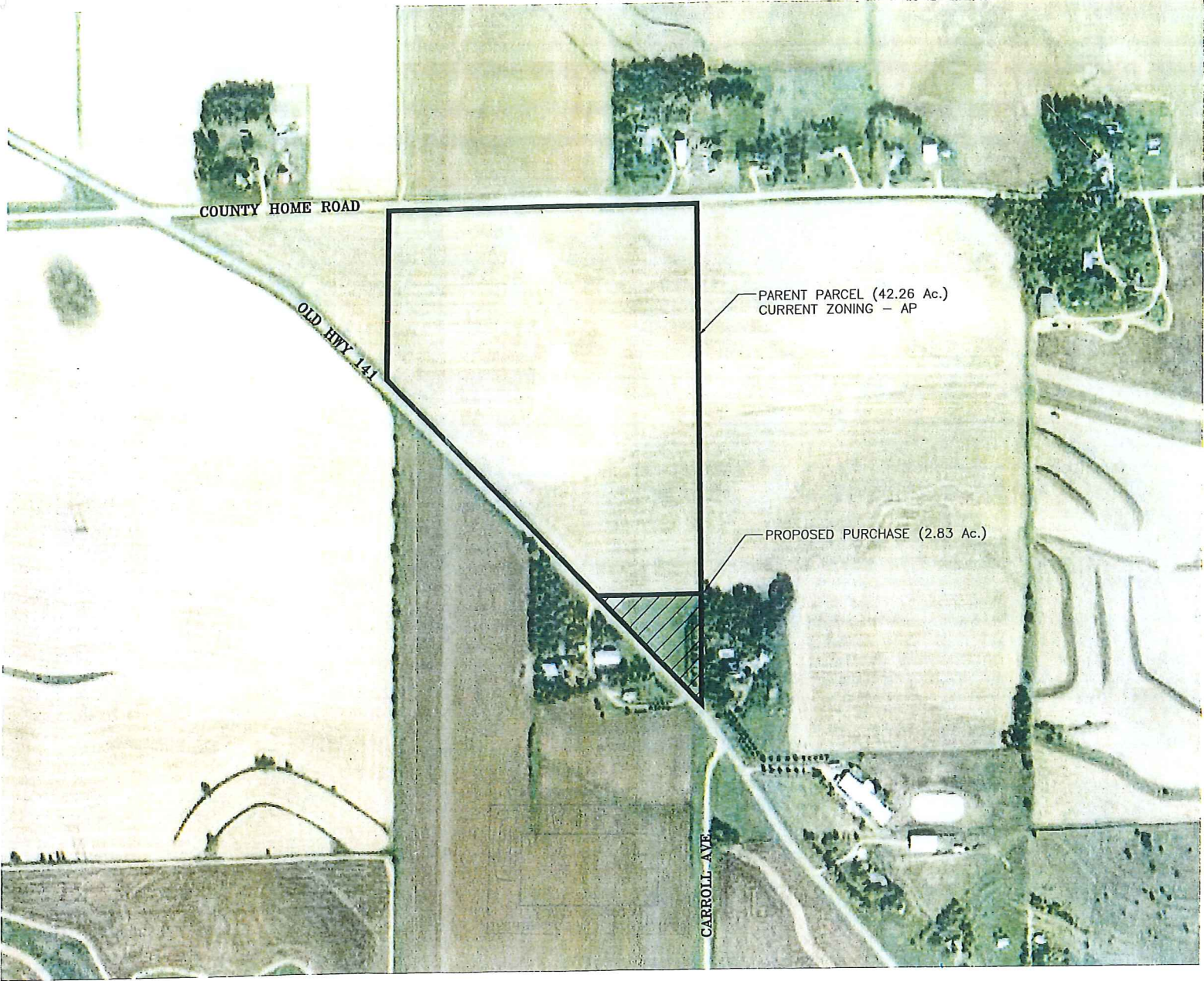
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Lynette Mennen Applicant Kyle Mullenix  
Date Aug 18, 2016 Date 8-23-2016

Fee: \$400 Case #: 6128  
mullinex & Mennen  
Check #: 2407 1197  
Receipt #: \_\_\_\_\_



Section 3.02:4 of the county's zoning ordinances limits the residential density within the AP (Agricultural Preservation) zoning district to no more than two (2) dwellings within any quarter-quarter. Currently two (2) dwellings exist within the impacted SW/NE quarter-quarter portion of Section 23, Woodbury Twp T88N/R47W. The applicant (Mullenix) wishes to purchase 2.833 acres of the SW/NE portion of the parcel from the current property owner (Mennen) for the purpose of constructing a single family dwelling. A successful re-zoning application to the AE (Agricultural Estates) designation allows the Woodbury County to approve the Mullenix building permit application for the construction of the applicant's new home.



COUNTY HOME ROAD

OLD HTY 141

CARROLL AVE

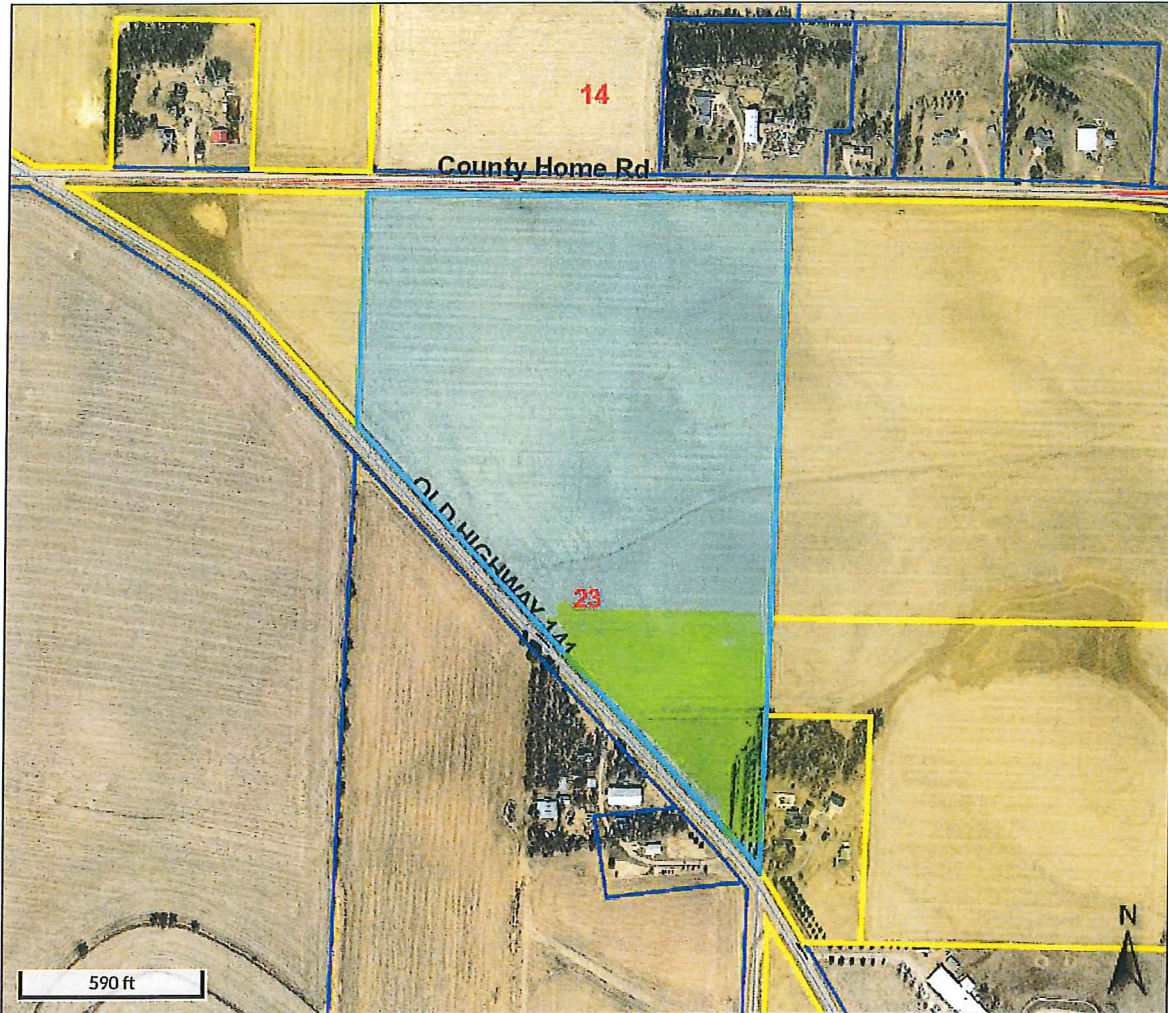
PARENT PARCEL (42.26 Ac.)  
CURRENT ZONING - AP

PROPOSED PURCHASE (2.83 Ac.)

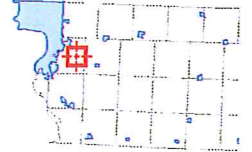




# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

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

Parcel ID	884723200001	Alternate ID	000000000826365	Owner Address	MENNEN LYNETTE
Sec/Twp/Rng	23-88-47	Class	A		2057 SOUTH SHORE BLVD
Property Address		Acreage	42.26		MONTGOMERY, TX 77356
	WOODBURY				
District	039 WOODBURY SGT BLUFF LUTON COMM				
Brief Tax Description	WOODBURY TOWNSHIP				
	NE OF RD W 1/2 NE 23				
	-88-47				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/10/2016

Developed by  
The Schneider Corporation



2.833 Acres to be rezoned AE



**Summary**

Parcel ID 884723200001  
 Alternate ID 00000000826365  
 Property Address Woodbury  
 Sec/Twp/Rng 23-88-47  
 Brief Legal Description WOODBURY TOWNSHIP NE OF RD W 1/2 NE 23 -88-47  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 661-265 (10/5/2004)  
 Gross Acres 42.26  
 Net Acres 42.26  
 Exempt Acres 0.00  
 CSR 2230.6  
 Class A - Agriculture  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON

**Owner**

Primary Owner Secondary Owner  
 (Deed Holder)  
 Mennen Lynette

2057 South Shore Blvd  
 Montgomery, TX 77356

**Land**

Lot Area 42.26 Acres; 1,840,846 SF

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/5/2004	LAROS JOHN LIFE ESTATE, MENNEN LYNETTE REM	MENNEN LYNETTE	661/265	TRANSFER TO / BY ESTATE	Deed		\$0.00

+ There are other parcels involved in one or more of the above sales:

**Valuation**

	2016	2015	2014	2013	2012
Classification	Agriculture	Agricultural	Agricultural	Agricultural	Agricultural
+ Assessed Land Value	\$101,050	\$101,050	\$101,050	\$103,380	\$67,940
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$101,050	\$101,050	\$101,050	\$103,380	\$67,940
- Exempt Value	\$0	\$0	\$0	\$0	\$0

	2016	2015	2014	2013	2012
= Net Assessed Value	\$101,050	\$101,050	\$101,050	\$103,380	\$67,940

### Treasurer Link

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

### Iowa Land Records


Book-Page: 661-265 (10/5/2004)

*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](http://www.IowaLandRecords.org).*

No data available for the following modules: Owner, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, 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.

Last Data Upload: 9/13/2016 10:42:31 PM

 Developed by  
Schneider The Schneider Corporation

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**Whereas** the Woodbury County Board of Supervisors has received reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked **items One (1) and Two (2)**, 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 hearings on said amendments, all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said 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 is amended as shown on said attached items One (1) and Two (2); 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 25<sup>th</sup> day of October, 2016.**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Larry Clausen**

**BY:** \_\_\_\_\_  
**Mark Monson**

**BY:** \_\_\_\_\_  
**Jaclyn Smith**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

Adoption Timeline  
October 11, 2016: Public Hearing and 1st Reading  
October 18, 2016: Public Hearing and 2<sup>nd</sup> Reading  
October 25, 2016: Public Hearing, 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owner: Lynette Mennen, 2057 South Shore Blvd., Montgomery, Texas 77356.

Petitioner Applicant: Kyle and Tami Mullenix, 5928 Four Seasons Drive, Sioux City, Iowa 51106

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on October 11, 2016 to amend the Woodbury County Zoning Ordinance and/or Mapping 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:

All that part of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Southeast corner of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence North  $0^{\circ}16'14''$  East along the East line of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  for 504.29 feet to the centerline of Old Highway No. 141 and the point of beginning; thence Northwesterly along said centerline for 208.20 feet on a 1685.17 foot radius curve, concave Southwesterly, having a long chord of 208.07 feet, bearing North  $41^{\circ}26'33''$  West; thence North  $44^{\circ}58'55''$  West along said centerline for 490.80 feet; thence North  $88^{\circ}14'21''$  East for 376.97 feet; thence North  $80^{\circ}14'55''$  East for 111.99 feet to said East line of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ; thence South  $0^{\circ}16'14''$  West along said East line for 553.69 feet to the point of beginning.

Said described parcel contains 2.833 acres, more or less, which includes 0.504 acres in roadway easement.

ITEM TWO (2)

Property Owner : Jimmie Lee and Renee T. Colyer, 1650 Old Hwy 141, Sergeant Bluff, IA 51054

Petitioner Applicant: The Woodbury Count Zoning Commission, 6<sup>th</sup> Floor Courthouse, 620 Douglas Street, Sioux City, IA 51101

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on October 11, 2016 to amend the Woodbury County Zoning Ordinance and/or Mapping 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:

All that part of the West ½ of the Northeast ¼ lying South and West of Highway #141 in Section 23, Township 88, North, Range Forty Seven, West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa.

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

Date: 10/06/2016

Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Public Hearing, Receive Zoning Commission and Staff Recommendation; and First Reading of Mapping Amendment Ordinance for Property Owner – Jimmie Lee and Renee T. Coyler; and Applicant – The Woodbury County Zoning Commission Re: GIS Parcels # 884723200007 and #884723200008.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

See attached summary.

**BACKGROUND:**

A copy of the application, mapping, parcel, information and proposed ordinance language is attached.



**FINANCIAL IMPACT:**

No financial impact as application fees offset administrative and legal publication expense.

**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:**

Staff supports the Commission's recommendation for the approval of the requested zoning district mapping amendment to AE (Agricultural Estates).

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold the required public hearing followed by motion to close the public hearing.
- 2.) A motion to accept the Zoning Commission and Staff recommendations.
- 3.) A motion to approve the First Reading of the Ordinance.

## **Attachment to 10/11/2016 Board of Supervisors Agenda Item(s) Request Form**

Public Hearing; Receive Zoning Commission and Staff Recommendation; and First Reading of Zoning District Mapping Amendment Ordinance for Property Owners Jimmie Lee and Renee T. Colyer; Applicant – The Woodbury County Zoning Commission Re: GIS Parcel # 88472320007 and #884723200008.

### **EXECUTIVE SUMMARY:**

On August 22, 2016 the Woodbury County Zoning Commission reviewed with staff an application to rezone from Lynette L. Mennen. If approved the Mennen application would allow additional residential development within rural Woodbury County currently restricted. The Commission's review determined the goals and policies established within the county's comprehensive development plan would be best met if additional parcels within the impacted quarter-quarter of section 23, Woodbury Township were similarly rezoned. Property owners were contacted resulting in this property owner agreeing to be rezoned.

On September 26, 2016 your Board referred this agenda item application to the Zoning Commission for public hearing and recommendation. On September 26<sup>th</sup> the Commission held said hearing and voted to recommend the approval of the requested zoning map amendment. The County Attorney's Office has reviewed the attached ordinance language.

The two parcels are currently zoned AP (Agricultural Preservation) and the property owner and applicant have applied to have the parcels rezoned to AE (Agricultural Estates). The proposed use would allow the property owner to market property for residential development having the correct zoning for the additional residential density potential to be created. The current AP zoning restricts residential density to two (2) dwellings per quarter- quarter. The proposed AE rezoning allows for unrestricted residential density.

The two parcels represent 33.71 acres containing an undetermined amount of roadway easement. The 33.71 acres lie within the West ½ of the NE ¼ in Section 23, T88N, R47W of the 5th P.M. (Woodbury Township) in the County of Woodbury and State of Iowa. The 33.71 acres are located on the west side of Old Highway 141 north of the intersection of Old Highway 141 and Carroll Avenue and serviced by the driveway addressed 1650 Old Highway 141. The 33.71 acres are the entirety of GIS Parcel #884723200007 and #884723200008.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Jimmie Lee and Renee T. Coyler; Applicant Information: Woodbury County Zoning Commission

Engineer/Surveyor N/A; Phone N/A

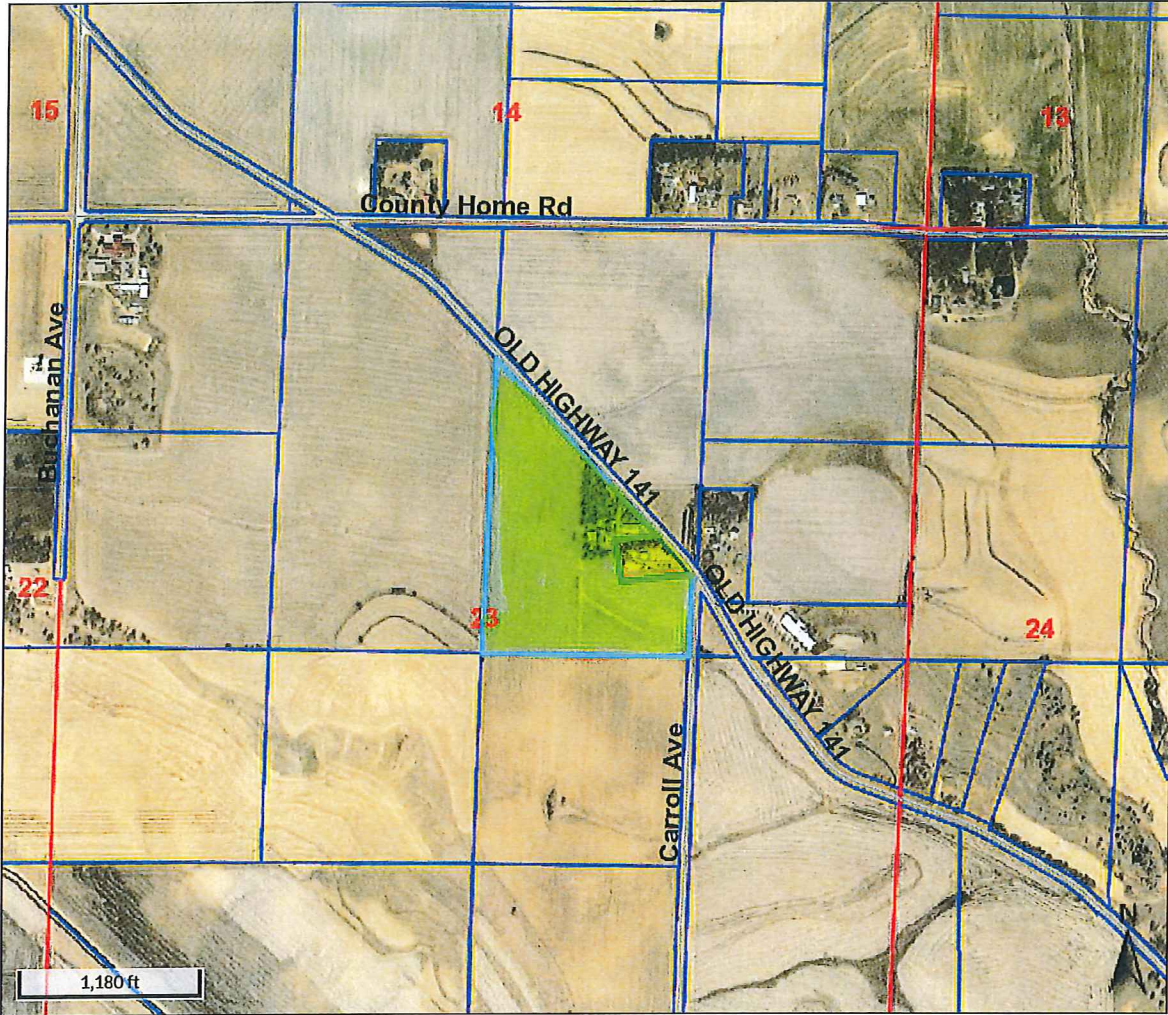
Property Information: Property Address 1650 Old Hwy 141, Sergeant Bluff, IA 51054 and congruent parcel; Current Use Residential and Agriculture; Proposed Use Residential and Agriculture

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

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.

Fee: \$400; Case #: 6134; Check #: Fee Waived ZC Application; Receipt #: N/A

Signature of Owner: Jimmie Lee Coyer; Signature of Applicant: David McWilliams, Chairman; Date: 08/22/2016; Date: 09/12/2016; RECEIVED stamp: AUG 22 2016; WOODBURY COUNTY PLANNING AND ZONING DEPARTMENT



Overview



Legend

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

Parcel ID	884723200007	Alternate ID	00000000826382	Owner Address	COLYER JIMMIE LEE
Sec/Twp/Rng	23-88-47	Class	A		COLYER RENEE T
Property Address	1646 OLD HWY 141	Acreage	31.47		1650 OLD HIGHWAY 141
	WOODBURY				SERGEANT BLUFF, IA 51054

District 039 WOODBURY SGT BLUFF LUTON COMM  
 Brief Tax Description WOODBURY TOWNSHIP

W 1/2 NE 1/4 LYINGS  
 W OF RD (EX ATCT CO  
 MM SE COR THEC N 504  
 .34 FT, NWLY 17.71 F  
 T TO POB; THEC NWLY  
 190.27 FT, NWLY 121.  
 46 FT, SWLY 297.52 F  
 T, SWLY 254.48 FT, &  
 NELY 470.19 FT) 23  
 -88-47

33.71 acres to be rezoned AE

(Note: Not to be used on legal documents)

Date created: 8/22/2016  
 Last Data Uploaded: 8/19/2016 10:54:07 PM

# Beacon™ Woodbury County, IA / Sioux City

## Summary

Parcel ID 884723200007  
 Alternate ID 00000000826382  
 Property Address 1646 Old Hwy 141  
 Woodbury  
 Sec/Twp/Rng 23-88-47  
 Brief Legal Description WOODBURY TOWNSHIP W 1/2 NE 1/4 LYING S  
 W OF RD (EX A TCT COMM SE COR THEC N  
 504.34 FT, NWLY 17.71 FT TO POB; THEC  
 NWLY 190.27 FT, NWLY 121.46 FT, SWLY  
 297.52 FT, SWLY 254.48 FT, & NELY 470.19 FT)  
 23-88-47  
 (Note: Not to be used on legal documents)  
 Document(s) COD: 702-854 (2/18/2009)  
 Gross Acres 31.47  
 Net Acres 31.47  
 Exempt Acres 0.00  
 CSR 1469.38  
 Class A - Agriculture; AD - Unknown  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Colyer Jimmie Lee  
 Colyer Renee T  
 1650 Old Highway 141  
 Sergeant Bluff, IA 51054

**Secondary Owner**

## Land

Lot Area 31.47 Acres; 1,370,833 SF

## Residential Dwellings

Residential Dwelling

Occupancy Single-Family / Owner Occupied

Style None

Architectural Style N/A

Year Built 1900

Condition Very Poor

Grade what's this? 6+10

Roof None

Flooring None

Foundation None

Exterior Material LtfrmConc/Vinyl

Interior Material None

Brick or Stone Veneer

Total Gross Living Area 0 SF

Attic Type None;

Number of Rooms 0 above; 0 below

Number of Bedrooms 0 above; 0 below

Basement Area Type None

Basement Area 0

Basement Finished Area

Plumbing

Appliances

Central Air No

Heat No

Fireplaces

Porches

Decks

Additions

Garages 216 SF - Det Frame (Built 1900);

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	20	32	1950	1
0	Machine or Utility Building	GP SHED	16	40	1965	1
0	Lean-To	LEANTO	14	40	1966	1
0	Bin - Wire Grain Storage	WIRE CRIB 2 EA	12	11	1966	2
0	Barn - Pole	CATTLE SHED	24	48	1977	1
0	Steel Utility Building	MACHINE SHED	24	24	1982	1
0	Steel Utility Building	MACHINE SHED	50	100	1989	1

### Yard Extras

#1 - (1) HOUSE Quantity=0.00, Units=Square Feet, Height=0, Built 1900

### Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
2/16/2009	COLYER MINNIE LORENA,% MINNIE LORENA COLYER ESTATE	COLYER JIMMIE LEE & RENEE T	702/854	Fulfillment of prior year contract	Deed		\$0.00
1/16/2009	COLYER EDWARD F SR & MINNIE L	COLYER JIMMIE LEE & RENEE T	701/6449	No consideration	Deed		\$0.00

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/24/2004	COLYER EDWARD F & MINNIE L	COLYER JIMMIE LEE & RENEE T	648/1147	NO CONSIDERATION	Contract		\$0.00

+ There are other parcels involved in one or more of the above sales:

### Valuation

	2016	2015	2014	2013	2012
Classification	Agriculture / Ag Dwelling	Agricultural	Agricultural	Agricultural	Agricultural
+ Assessed Land Value	\$66,560	\$66,560	\$66,560	\$91,100	\$59,870
+ Assessed Building Value	\$12,560	\$12,560	\$16,960	\$16,960	\$13,240
+ Assessed Dwelling Value	\$4,110	\$4,110	\$3,840	\$3,840	\$6,340
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$83,230	\$83,230	\$87,360	\$111,900	\$79,450
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$83,230	\$83,230	\$87,360	\$111,900	\$79,450

### Treasurer Link

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

### Iowa Land Records

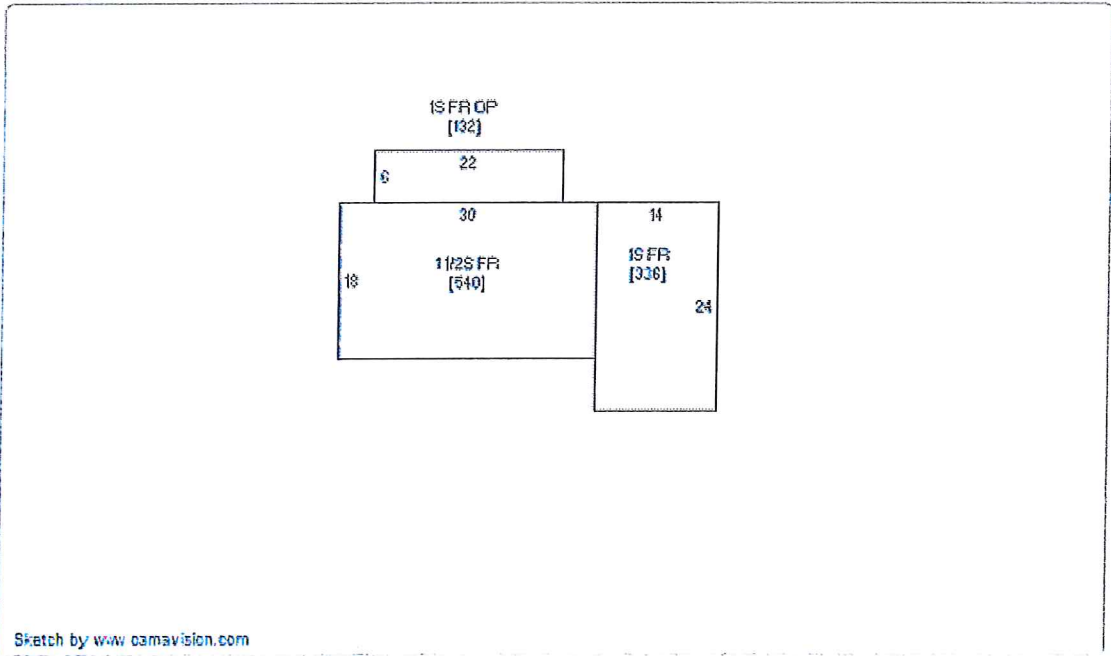
Book-Page: 702-854 (2/18/2009)

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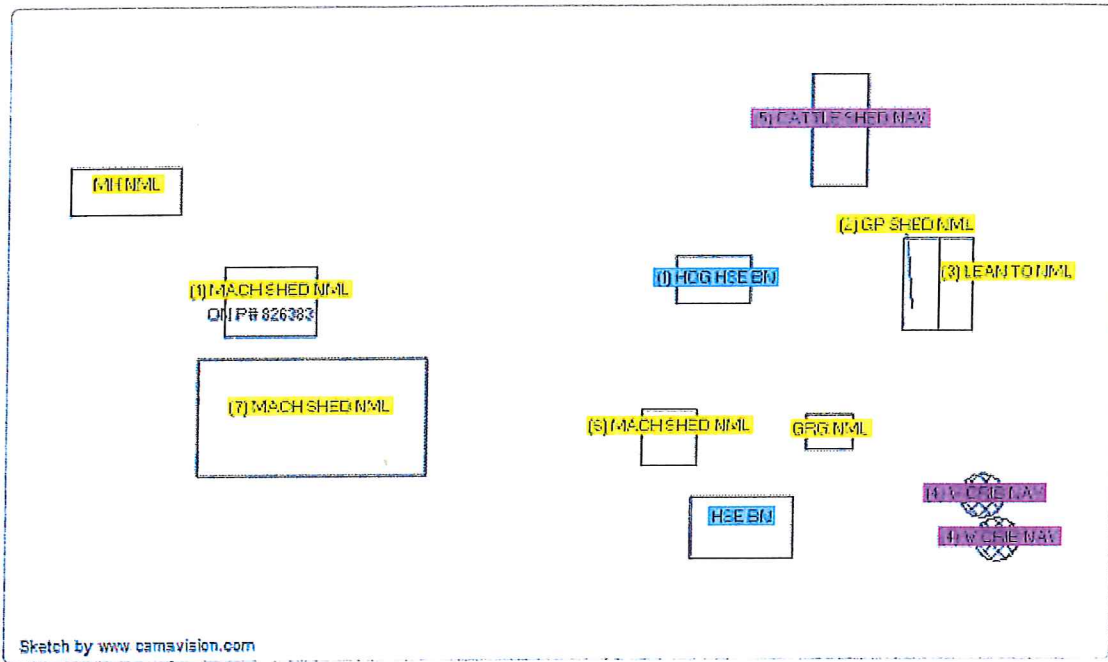
### Photos



### Sketches







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

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# Beacon™ Woodbury County, IA / Sioux City

## Summary

Parcel ID 884723200008  
 Alternate ID 00000000826383  
 Property Address 1650 Old Hwy 141  
 Woodbury  
 Sec/Twp/Rng 23-88-47  
 Brief Legal Description WOODBURY TOWNSHIP A TCT COM SE COR  
 W 1/2 NE 1/4 THEC N 504.34 FT, NWLY 17.71 F  
 T TO POB; THEC NWLY 190.27 FT, NWLY 121.  
 46 FT, SWLY 297.52 F T, SELY 254.48 FT, & NELY  
 470.19 FT W 1/2 NE 1/4 23-88-47  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 566-1812 (12/9/2002)  
 Gross Acres 2.24  
 Net Acres 2.00  
 Exempt Acres 0.24  
 CSR N/A  
 Class R - Residential  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Colyer Jimmie L  
 Colyer Renee T  
 1650 Old Hwy 141  
 Sergeant Bluff, IA 51054-0000

**Secondary Owner**

## Land

Lot Area 2.00 Acres; 87,120 SF

## Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	Mfd Home (Double)
Architectural Style	N/A
Year Built	1994
Condition	Above Normal
Grade what's this?	4+10
Roof	Asph / Gable
Flooring	L/C
Foundation	Poured Conc
Exterior Material	Vinyl
Interior Material	Plas
Brick or Stone Veneer	
Total Gross Living Area	1,344 SF
Attic Type	None;
Number of Rooms	7 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	None
Basement Area	0
Basement Finished Area	
Plumbing	2 Base Plumbing (Full ;
Appliances	1 Dishwasher;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	
Decks	Wood Deck-Med (100 SF);
Additions	
Garages	

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACHINE SHED	30	40	1994	1

### Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
12/6/2002	COLYER EDWARD & MINNIE	COLYER JIMMIE & RENEE	566/1812	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$2,500.00

+

### Valuation

	2016	2015	2014	2013	2012
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$27,820	\$27,820	\$26,000	\$26,000	\$26,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$62,490	\$62,490	\$58,400	\$58,400	\$58,400
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$90,310	\$90,310	\$84,400	\$84,400	\$84,400

	2016	2015	2014	2013	2012
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$90,310	\$90,310	\$84,400	\$84,400	\$84,400

### Treasurer Link

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

### Iowa Land Records

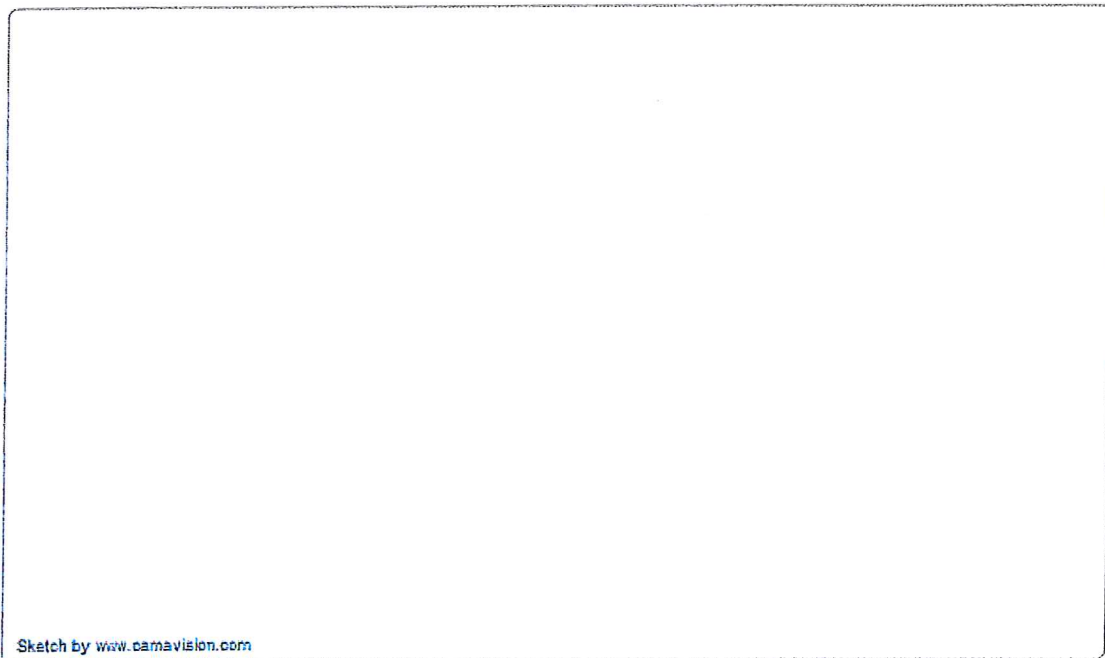
Book-Page: 566-1812 (12/9/2002)

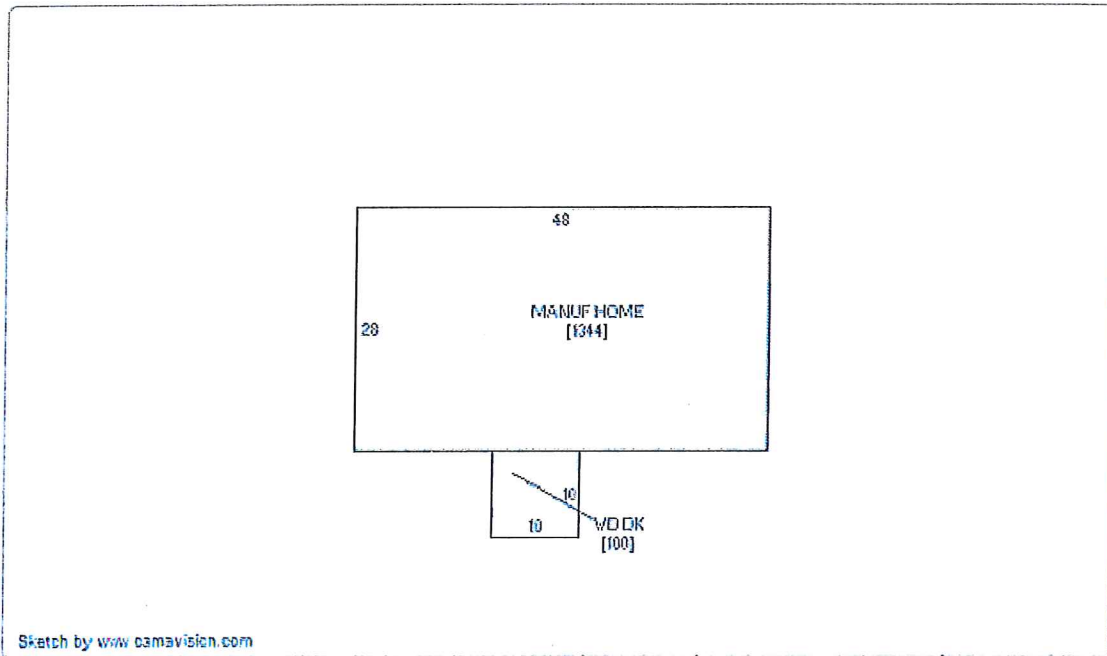
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### Photos




### Sketches





No data available for the following modules: Owner, Commercial Buildings, Yard Extras, Permits, Valuation (Sioux City).

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 Developed by  
Schneider The Schneider Corporation

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**Whereas** the Woodbury County Board of Supervisors has received reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked **items One (1) and Two (2)**, 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 hearings on said amendments, all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said 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 is amended as shown on said attached items One (1) and Two (2); 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 25<sup>th</sup> day of October, 2016.**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Larry Clausen**

**BY:** \_\_\_\_\_  
**Mark Monson**

**BY:** \_\_\_\_\_  
**Jaclyn Smith**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

Adoption Timeline  
October 11, 2016: Public Hearing and 1st Reading  
October 18, 2016: Public Hearing and 2<sup>nd</sup> Reading  
October 25, 2016: Public Hearing, 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owner: Lynette Mennen, 2057 South Shore Blvd., Montgomery, Texas  
77356.

Petitioner Applicant: Kyle and Tami Mullenix, 5928 Four Seasons Drive, Sioux City,  
Iowa 51106

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on October 11, 2016 to amend the Woodbury County Zoning Ordinance and/or Mapping 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:

All that part of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Southeast corner of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence North  $0^{\circ}16'14''$  East along the East line of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  for 504.29 feet to the centerline of Old Highway No. 141 and the point of beginning; thence Northwesterly along said centerline for 208.20 feet on a 1685.17 foot radius curve, concave Southwesterly, having a long chord of 208.07 feet, bearing North  $41^{\circ}26'33''$  West; thence North  $44^{\circ}58'55''$  West along said centerline for 490.80 feet; thence North  $88^{\circ}14'21''$  East for 376.97 feet; thence North  $80^{\circ}14'55''$  East for 111.99 feet to said East line of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ; thence South  $0^{\circ}16'14''$  West along said East line for 553.69 feet to the point of beginning.

Said described parcel contains 2.833 acres, more or less, which includes 0.504 acres in roadway easement.



ITEM TWO (2)

Property Owner : Jimmie Lee and Renee T. Colyer, 1650 Old Hwy 141, Sergeant Bluff, IA 51054

Petitioner Applicant: The Woodbury Count Zoning Commission, 6<sup>th</sup> Floor Courthouse, 620 Douglas Street, Sioux City, IA 51101

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on October 11, 2016 to amend the Woodbury County Zoning Ordinance and/or Mapping 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:

All that part of the West ½ of the Northeast ¼ lying South and West of Highway #141 in Section 23, Township 88, North, Range Forty Seven, West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa.

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

Date: 10/6/16

Weekly Agenda Date: 10/11/16

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

**WORDING FOR AGENDA ITEM:**

Consideration to set a date on October 18, 2016 at 4:45 p.m. for a Public Hearing for the 1st Reading of the Proposed Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Rural Economic Development Director requests the Board of Supervisors to consider setting a date for a public hearing for the 1st reading of the proposed Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption ordinance.

**BACKGROUND:**

On 4/5/16, the Board of Supervisors were presented with information on the proposed 427B ordinance. On 10/4/16, the Board of Supervisors were presented with a final draft of the proposed 427B ordinance and reached consensus on initiating the process to formally adopt the ordinance.

**FINANCIAL IMPACT:**

\$0

**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:**

Set a date for a public hearing on October 18th, 2016 at 4:45 p.m. for the 1st reading of the Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to set a date for a public hearing on October 18th, 2016 at 4:45 p.m. for the 1st reading of the Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance.

**WOODBURY COUNTY, IOWA**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RELATING TO INDUSTRIAL AND OWNER-OPERATED CATTLE FACILITY PROPERTY IMPROVEMENT TAX EXEMPTIONS AUTHORIZED BY IOWA CODE CHAPTER 427B.**

**BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA:**

**SECTION 1. TITLE**

This ordinance shall be known and may be referred to as the “Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance”.

**SECTION 2. PURPOSE**

The purpose of this ordinance is to provide a partial property tax exemption for qualified industrial property or owner-operated cattle facilities on which qualified improvements have been made and the acquisition of or improvement to machinery and equipment assessed as real estate, as authorized by Chapter 427B of the Code of Iowa.

**SECTION 3. ESTABLISHMENT**

**3.1. Partial Property Tax Exemption for Industrial Property.** There is hereby established a partial exemption from property taxation of the actual value added to industrial real estate by the new construction of industrial real estate and the acquisition of or improvement to machinery and equipment assessed as real estate pursuant to Section 427A.1, subsection 1, paragraph “e” of the Code of Iowa.

**3.2. Partial Property Tax Exemption for Owner-Operated Cattle Facilities.** There is hereby established a partial exemption from property taxation of the actual value added to owner-operated cattle facilities, including small or medium sized feedlots but not including slaughter facilities, either by new construction or by the retrofitting of existing facilities with new machinery and equipment.

**3.3. Definitions.** For the purposes of this ordinance, the following definitions shall apply:

**A. Actual Value Added.** "Actual value added" means the actual value added as of the first year for which the exemption is received, except that the actual value added by improvements to machinery and equipment means the actual value as determined by the assessor as of January 1st of each year for which the exemption is received.

**B. New Construction.** "New construction" means new buildings and structures and includes new buildings and structures which are constructed as additions to existing buildings and structures. New construction does not include reconstruction of an existing building or structure which does not constitute complete replacement of an

existing building or structure or refitting of an existing building or structure, unless the reconstruction of an existing building or structure is required due to economic obsolescence and the reconstruction is necessary to implement recognized industry standards for the manufacturing and processing of specific products, and the reconstruction is required for the owner of the building or the structure to continue to competitively manufacture or process those products, which determination shall receive prior written approval from the County Board of Supervisors. "New construction" does not include the rezoning of or the acquisition of undeveloped property.

**C. New Machinery and Equipment.** The exemption shall also apply to new machinery and equipment assessed as real estate pursuant to Section 427A.1, Subsection (1), Paragraph "e" of the Code of Iowa, unless the machinery or equipment is part of the normal replacement or operating process to maintain or expand the existing operational status.

## **SECTION 4. ELIGIBILITY**

**Section 4.1** The eligibility for an exemption under this ordinance shall be determined by the provisions of Chapter 427B of the Code of Iowa and Iowa Administrative Code 701—80.6 (427B), as now or hereafter amended.

**Section 4.2** Properties located in an urban renewal area, as defined Section 403.17 of the Code of Iowa, as now or hereafter amended, shall not be eligible for such exemption.

**Section 4.3** Properties located in the incorporated area of any city in Woodbury County shall not be eligible for such exemption through the Woodbury County Board of Supervisors.

**Section 4.4** A property tax exemption under this ordinance shall not be granted if the property for which the exemption is claimed has received any other property tax exemption authorized by law.

**Section 4.5** Granting of the exemption under this ordinance for new construction constituting complete replacement of an existing building or structure shall not result in the assessed value of the real estate being reduced below the assessed value of the real estate before the start of the new construction added.

## **Section 5. Application and Prior Approval**

**5.1 Application.** An application shall be filed for each project resulting in actual value added for which an exemption is claimed. The application for exemption shall be filed by the owner of the property with the County Assessor by February 1st of the assessment year in which the value added is first assessed for taxation. Applications for exemption shall be made on forms prescribed by the Iowa Department of Revenue (IDR 57-122a or equivalent).

**5.2 Prior Approval.** A proposal may be submitted to the Board of Supervisors to receive prior approval for eligibility for a tax exemption on new construction. The Board of Supervisors, by ordinance, may give its prior approval of a tax exemption for new construction if the new

construction is in conformance with the Woodbury County Zoning Ordinance. The ordinance may be enacted not less than thirty (30) days after a public hearing is held in accordance with Section 335.6 of the Code of Iowa. Such prior approval shall not entitle the owner to exemption from taxation until the new construction has been completed and found to be qualified real estate. If the tax exemption for the new construction is not granted prior approval, an amended proposal may be submitted to the Board of Supervisors to approve or reject.

**SECTION 6. PERIOD AND AMOUNT OF EXEMPTION**

The partial exemption of eligible property shall be for a period of five (5) years provided that the property continues to be used as qualifying property. The amount of actual value added to qualified property which is eligible to be exempt from taxation shall be as follows:

- A. For the first year, seventy-five percent (75%).
- B. For the second year, sixty percent (60%).
- C. For the third year, forty-five percent (45%).
- D. For the fourth year, thirty percent (30%).
- E. For the fifth year, fifteen percent (15%).

**SECTION 7. REPEALER**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. When, in the opinion of the Woodbury County Board of Supervisors, continuation of the exemptions granted by this ordinance ceases to be of benefit to the county, the Board of Supervisors may repeal this ordinance, but all exemptions granted prior to repeal shall continue until their expiration provided that the property continues to be used as qualifying property.

**SECTION 8. SEVERABILITY CLAUSE**

If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 9. WHEN EFFECTIVE**

This ordinance shall be in effect immediately after its final passage and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Woodbury County Board of Supervisors

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Jeremy Taylor, Chairman

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Matthew Ung, Vice-Chairman

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Larry Clausen, Member

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Mark Monson, Member

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Jaclyn Smith, Member

ATTEST:

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Patrick Gill, Woodbury County Auditor

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved: \_\_\_\_\_

Published: \_\_\_\_\_

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

#9b

Date: 10/6/16

Weekly Agenda Date: 10/11/16

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

**WORDING FOR AGENDA ITEM:**

Authorize Chairman to Sign Loan Subordination and Intercreditor Agreements between Security National Bank for Cyclone Operations, LLC (Sergeant Bluff Eye Care)

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Cyclone Operations, LLC (Sergeant Bluff Eye Care) desires to refinance its original business loan from Kingsley State Bank (KSB), which Woodbury County is subordinate to, with Security National Bank (SNB). SNB requests Woodbury County to authorize the Chairman to sign new subordination and intercreditor agreements in order to finalize the loan refinance.

**BACKGROUND:**

In July 2015, Cyclone Operations, LLC (Sergeant Bluff Eye Care) was approved for a small business loan via the Investing in Woodbury County Revolving Loan Fund program. The company borrowed \$100,000 from Woodbury County to help construct a \$1.2 million eye care facility in Sgt. Bluff. KSB provided a \$900,000 secured loan, and a private borrower provided a \$200,000 unsecured loan. The terms for the County's loan are 2% fixed interest for 7 years.

The original intercreditor agreement between KSB and the County asserted the respective lien positions between the parties on the land and building of the project for their respective loan amounts: KSB (1st) for \$900,000, and Woodbury County (2nd) for \$100,000.

Refinancing the balance of the KSB loan to SNB will require a subordination agreement and intercreditor agreement between SNB and the County to assert the respective lien positions between the parties on the land and building of the project for their respective loan amounts: SNB (1st) for \$870,000, and Woodbury County (2nd) for \$84,289.19.

The County's recorded mortgage on the property and UCC filing with the State will remain unchanged, as will the borrower's original personal and corporate guarantees.

The proposed subordination and intercreditor agreements were both reviewed and approved by the County Attorney's Office.



**FINANCIAL IMPACT:**

0

**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 the loan subordination and intercreditor agreements between SNB and the County for Cyclone Operations, LLC

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to authorize Chairman to sign the loan subordination and intercreditor agreements between SNB and the County for Cyclone Operations, LLC

(Space Above This Line For Recording Data)

THIS INSTRUMENT PREPARED BY: The Security National Bank of Sioux City, Iowa, Rachel Casper, whose address is 601 Pierce Street, Sioux City, Iowa 51101, and whose telephone number is (712)277-6500

WHEN RECORDED RETURN TO: The Security National Bank of Sioux City, Iowa, Commercial Operations, whose address is 601 Pierce Street, PO Box 147, Sioux City, Iowa 51101

## **SUBORDINATION AGREEMENT - MORTGAGE**

**NOTICE: THIS SUBORDINATION AGREEMENT WILL CAUSE SUBORDINATOR'S SECURITY INTEREST IN THE PROPERTY TO BECOME SUBJECT TO AND OF A LOWER LIEN PRIORITY THAN ANOTHER OR LATER SECURITY INSTRUMENT.**

**THIS SUBORDINATION AGREEMENT** ("Agreement") is made this 11th day of October, 2016, between The Security National Bank of Sioux City, Iowa whose address is 601 Pierce Street, PO Box 147, Sioux City, Iowa 51102 ("Lender") and Woodbury County, Iowa of 620 Douglas St., Sioux City, Iowa 51101, ("Subordinator"). Subordinator and Lender, in consideration of their mutual benefit and the benefit of Cyclone Operations, LLC ("Mortgagor"), do agree, represent, promise and covenant as follows:

**SUBORDINATED INDEBTEDNESS.** Subordinator has extended to Mortgagor the following described financial accommodations ("Subordinated Indebtedness"):

- Promissory note dated July 1, 2015 in the amount of \$100,000.00

**SUBORDINATED MORTGAGE; PROPERTY DESCRIPTION.** Subordinator is owner and holder of a Mortgage securing the Subordinated Indebtedness made by Cyclone Operations, LLC, an Iowa Limited Liability Company, whose address is 4601 Grayhawk Ridge, Sioux City, Iowa 51106 as Mortgagor to Subordinator, which is dated June 16, 2015, and recorded on June 9, 2016, in Reel 747, Image Number 6042, records of County of Woodbury County, State of Iowa ("Subordinated Mortgage"), covering the following described real property ("Property"):

Address: 105 Gaul Dr., Sergeant Bluff, Iowa 51054

Legal Description: Lot Three (3), Pioneer Flats Addition to Sergeant Bluff, Woodbury County, Iowa

**FINANCIAL ACCOMMODATIONS; SUPERIOR INDEBTEDNESS; SUPERIOR MORTGAGE.** Mortgagor requests and Lender agrees to provide, as evidenced by Lender's signatures below, the following described financial accommodations (the "Superior Indebtedness"):

- Loan number [REDACTED] with a principal amount of \$871,290.43

The Superior Indebtedness is to be secured by a mortgage given by Mortgagor to Lender and covering the Property (the "Superior Mortgage").

**SUBORDINATION.** Subordinator hereby agrees that the Subordinated Mortgage and the Subordinated Indebtedness secured thereby is and shall continue to be subordinate to the lien of the Superior Mortgage and the Superior Indebtedness secured thereby. Subordinator also subordinates to Lender's Superior Mortgage and Superior Indebtedness all other security interests in the Property held by Subordinator, including, by way of example but not by way of limitation, any lien, charge, mortgage, deed of trust, assignment, pledge, or other similar security interest, whether now existing or hereafter acquired.

**RENEWALS; EXTENSIONS.** Subordinator's subordination and agreements hereunder shall extend to any extensions or renewals of the Superior Indebtedness described above.

**REPRESENTATIONS AND WARRANTIES.** Subordinator represents and warrants to Lender that: (a) this Agreement is being executed at the request of Mortgagor, and not at the request of Lender; (b) no representations or agreements of any kind have been made to Subordinator which would limit, qualify, or otherwise impair in any way the terms of this Agreement; and (c) Lender has made no representation to Subordinator as to the creditworthiness of Mortgagor.

**LENDER'S RIGHTS.** Lender's action or inaction with respect to Lender's Superior Mortgage and Superior Indebtedness does not affect in any way Lender's rights under this Agreement.

**NOTICE OF DEFAULT.** Lender agrees to notify Subordinator in writing in the event Mortgagor defaults under the terms of Lender's Superior Mortgage to the extent that Lender commences an action to foreclose the Superior Mortgage.



INTERCREDITOR AGREEMENT

THIS INTERCREDITOR AGREEMENT IS ENTERED INTO this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between Security National Bank (Bank), Woodbury County, Iowa (Woodbury County), and Cyclone Operations, LLC (Debtor).

WITNESSETH

1.1. WHEREAS, Bank extended credit to Debtor on October 12, 2016 in the sum of \$871,290.43 (“Original Loan”) necessary to refinance a promissory note held by Kingsley State Bank that is currently in a superior lien position to Woodbury County; and

1.2. WHEREAS, Woodbury County extended credit to Debtor on July 1, 2015 in the original sum of \$100,000.00 necessary to construct a new 7,000 square foot eye care clinic on Lot 3 of the Pioneer Flats Addition in Sergeant Bluff, IA; and

1.3. WHEREAS, Woodbury County’s loan has a current principal balance of \$84,289.19; and

1.4. WHEREAS, Bank’s credit to Debtor is secured by certain collateral documents executed by Debtor which grants Bank (a) a 1<sup>st</sup> security interest in the real property legally described as Lot Three (3), Pioneer Flats Addition to Sergeant Bluff, Woodbury County, IA; (b) a Corporate Guarantee from Hawkeye Clinic of Sergeant Bluff, P.C.; and (c) Personal Guarantees from Benjamin A. Uhl and Sarah E. Murray (hereinafter “Bank’s Collateral”); and

1.5. WHEREAS, Woodbury County’s credit to Debtor is secured by (a) a Mortgage granting Woodbury County a 2<sup>nd</sup> security interest in the real property legally described as Lot Three (3), Pioneer Flats Addition to Sergeant Bluff, Woodbury County, Iowa; (b) a Corporate Guarantee from Hawkeye Clinic of Sergeant Bluff, P.C.; and (c) Personal Guarantees from Benjamin A. Uhl and Sarah E. Murray. This security shall include all future advances and other debts of Debtor to Woodbury County of any nature whatsoever whether now existing or hereafter incurred (hereinafter collectively “Woodbury County’s Security Interest in Collateral”); and

1.6. WHEREAS, to induce Woodbury County to extend credit to Debtor, Debtor has secured payment of its indebtedness to Woodbury County by granting Woodbury County’s Security Interest in Collateral which is junior and inferior in priority only to the security interest granted to Bank for the Original Loan; and

1.7. WHEREAS, Bank may, from time to time, extend additional advances of credit to Debtor which shall be inferior and junior to Woodbury County; and

1.8. WHEREAS, upon Debtor’s request and in order to induce Woodbury County to extend credit to Debtor, Bank is willing to establish the following priority in the event of default, including but not limited to, foreclosure, sale or other disposition of or realization upon the collateral of any part thereof.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES HEREIN ABOVE STATED, the representations, warranties, covenants and agreements herein contained and for other good and valuable consideration, the receipt of which are hereby acknowledged by the parties hereto, Bank, Woodbury County and Debtor agree as follows:

2.1. Bank's Priority Limitation. Bank's first priority in the Collateral described in paragraph 1.4 hereof shall be limited to the amount of \$871,290.43, accrued interest and costs as further set forth in paragraph 1.1 hereof or amount of indebtedness of Debtor under the Original Loan, whichever is less.

2.2. Distribution of Proceeds. Notwithstanding the aforesaid priority of Bank under its Security Agreement and/or Mortgage on Bank's Collateral, Bank hereby agrees that after default on Debtor's Original Loan to Bank, the proceeds from voluntary surrender, foreclosure, sale, liquidation or other disposition of or realization upon Bank's Collateral shall be applied in the following manner:

- A. The payment of all costs and expenses of Bank and Woodbury County, including reasonable attorney fees in the event of legal action relative to a foreclosure, sale, liquidation or other disposition or realization upon the Bank's Collateral incurred by either party or both parties initiating and conducting such legal action, provided that Woodbury County's costs shall not be reimbursed from the Bank's Collateral without the prior consent of Bank or the payment to Bank of the amount due in Section B below.
- B. The payment of an amount from the Bank's Collateral to Bank in the sum of \$871,290.43 (Original Loan), and interest thereon at the rate set out in Bank's promissory note, or the amount of the indebtedness of Debtor owed to Bank, whichever is lesser, realized from the sale of Bank's Collateral.
- C. The payment of an amount to Woodbury County in the sum of \$84,289.19 or the amount of the indebtedness of Debtor owed to Woodbury County, including unreimbursed costs, the unpaid principal balance, and interest thereon at the rate set out in Woodbury County's promissory note, whichever is lesser.
- D. Payment to Bank of the amount equal to the indebtedness of Debtor to Bank.
- E. Payment to any party, including, but not limited to, Debtor, entitled to any surplus remaining.

The effectiveness and enforceability of this provision and this agreement are conditioned on the existence and continuation of valid enforceable and perfected liens and security interests in favor of Bank or Woodbury County, as the case may be.

2.3. Default Under Loan Documents. Debtor agrees that any default or event of default which may occur under any loan documents for Woodbury County and/or Bank shall also be a default under the loan documents of the other lender.

2.4. Notification and Necessary Consent. Bank and Woodbury County shall promptly give written notice to the other of the occurrence and/or continuance of any default or event of default by Debtor under any agreement, instrument or document to which Debtor is a party. Bank and Woodbury County shall each be entitled to receive and retain payment properly paid by Debtor pursuant to the loan documents until notification of default is given by Bank or Woodbury County to the other. Bank and Woodbury County agree that neither shall amend, increase, extend, renew, alter, modify nor receive additional collateral or guarantees with the respect to the original note of Bank or Woodbury County's original note without written consent of

the other party. After notification, all proceeds received must be distributed pursuant to paragraph 2.2 hereof unless otherwise agreed in writing by Bank and Woodbury County. The Bank and Woodbury County agree to mutually establish an escrow account for deposit and accounting of the proceeds.

2.5. Financial Data. Debtor agrees that Bank and Woodbury County may provide to one another financial data provided by Debtor or otherwise obtained including, but not limited to, financial statements.

2.6. Cure. Bank and Woodbury County agree that, with respect to the indebtedness, obligations and liabilities, now and hereafter arising, of Debtor to either of them, Bank or Woodbury County shall have the same right to cure any default by payment or performance of such obligations as shall be afforded to Debtor under any agreement, instrument, or document to which Debtor and Bank or Debtor and Woodbury County are parties.

2.7. Successor and Assigns Amendment. This agreement shall be binding upon and inure to the benefit of Bank, Woodbury County and Debtor, their successors and assigns. This is a continuing agreement and may not be revoked or terminated or modified in any way except in writing executed by all the parties hereto.

2.8. Termination. This agreement and the relative lien priorities herein contained shall be continued in full force and effect until the payment in full of all indebtedness, obligations and liabilities now or hereafter arising of Debtor owed to Bank and Woodbury County.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

Security National Bank (Bank)

By: \_\_\_\_\_  
Collin G. Tague, Commercial Services Officer

Woodbury County, Iowa (Woodbury County)

By: \_\_\_\_\_  
Jeremy Taylor, Chairman

Cyclone Operations, LLC (Debtor)

By: \_\_\_\_\_  
Benjamin A. Uhl, Manager

By: \_\_\_\_\_  
Sarah E. Murray, Manager

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

#10a

Date: 10/6/2016 Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Consider establishment of a speed limit on Grandy Drive

**ACTION REQUIRED:**

- Approve Ordinance       Approve Resolution       Approve Motion   
Give Direction       Other: Informational       Attachments

**EXECUTIVE SUMMARY:**

The county engineer's office has completed a speed study on Grandy Drive and proposes the establishment of a speed limit on Grandy Drive off Highway 20 and Buchanan Avenue.

**BACKGROUND:**

With the development of new businesses on Grandy Drive adjacent to the rural residential area on the road, concerns were expressed about the speed of the additional traffic using the road. The county engineer's office has completed a traffic study on the road. The current speed limit is 55 mph as allowed by Iowa Code. The study data supports a lower speed limit of 35 mph.

**FINANCIAL IMPACT:**

The cost of posting the speed limit is approximately \$250 for signs and installation labor.

**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:**

I recommend that the Board establish a 35 mph speed limit on Grandy Drive between Highway 20 and Buchanan Avenue.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the resolution establishing a 35 mph speed limit on Grandy Drive between Highway 20 and Buchanan Avenue.

SPEED LIMIT RESOLUTION  
GRANDY DRIVE  
RESOLUTION NO. \_\_\_\_\_

WHEREAS: The Board of Supervisors of Woodbury County is empowered under the authority of sections 321.255 and 321.285, subsection 4 of the Code of Iowa to determine upon the basis of an engineering and traffic investigation conducted by the County Engineer that the speed limit of any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and

WHEREAS: the road and bridge are under construction and the project corridor has been reopened to traffic with a temporary road surfacing, and

WHEREAS: Such investigation has been requested and completed and the county engineer has reached an opinion concerning the reasonable and proper speed for the road listed herein,

NOW, THEREFORE BE IT RESOLVED, by the Woodbury County Board of Supervisors that the following speed limit be established and appropriate signs erected at the locations described as follows:

- 1). Beginning at the intersection of the Grandy Drive and US Highway 20 then proceeding south and east on Grandy Drive to the intersection of Grandy Drive and Buchanan Avenue, a speed limit of 35 miles per hour is established.

Speed limit shall be effective when appropriate signs giving notice of the speed limits are erected.

Passed and approved this 11th day of October, 2016 by the Woodbury County Board of Supervisors.

\_\_\_\_\_  
Larry Clausen, Member

\_\_\_\_\_  
Mark Monson, Member

\_\_\_\_\_  
Jackie Smith, Member

\_\_\_\_\_  
Matthew Ung, Member

\_\_\_\_\_  
Jeremy Taylor, Chair

Recommended:

ATTEST:

\_\_\_\_\_  
Mark Nahra, Woodbury County Engineer

\_\_\_\_\_  
Patrick Gill, Woodbury County Auditor



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

#10b

Date: 10/6/2016 Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Consider approval of a project agreement with the Hungry Canyons Alliance for work to repair an existing grade control structure on Wolf Creek

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The existing grade control structure on Wolf Creek, south of the 160th Street Bridge was damaged during a storm event. Hungry Canyons Alliance has awarded a grant to assist with repairs.

**BACKGROUND:**

The Hungry Canyons Alliance has awarded Woodbury County with a \$21,700 grant to assist with the cost of repairs and improvements to a weir structure downstream of the 160th Street bridge over Wolf Creek. Total estimated project cost is \$41,700 for completing repairs and improvements to the structure.

**FINANCIAL IMPACT:**

The project is funded with local county secondary road funds matching the Hungry Canyons grant.

**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 that the board approve the project agreement with the Hungry Canyons Alliance and direct the chair to sign said agreement.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board approves project agreement number 17-1 with the Hungry Canyons Alliance for the repair and improvement of a stream grade control structure on Wolf Creek and direct the chair to sign said agreement.

STATE: Iowa  
PROJECT PLAN: Hungry Canyons Stream Channel Stabilization  
GRANT AGREEMENT NO. 17-1  
LOCATION: Wolf Crk., Sec. 5, T88N, R44W, Woodbury County

## Hungry Canyons Alliance

### PROJECT AGREEMENT

THIS AGREEMENT, made this 4<sup>th</sup> day of October, 2016, by and between Woodbury County, called the Sponsor, and the Hungry Canyons Alliance, hereafter known as HCA.

WITNESSED THAT:

WHEREAS, under the provision of Chapter 161D, Code of Iowa, the Hungry Canyons Alliance is authorized to assist the Sponsor in measures related to the unique natural resources, rural development and infrastructure problems of counties in the deep loess soil region of western Iowa.

NOW THEREFORE, in consideration of the premises and of several promises to be faithfully performed by the parties hereto as set forth, the Sponsor and Hungry Canyons Alliance do hereby agree as follows:

- A. It is agreed that the following described work is to be performed at a total estimated cost of \$41,700. This amount includes survey, engineering, construction, inspection, and administration of:

**Construction of stream channel stabilization structure(s) as proposed in the project application(s) labeled Attachment C to this agreement.**

B. THE SPONSOR WILL:

1. Contract for and complete construction of the works of improvement described in Attachment C.
2. Accept responsibility for land and water rights acquisition, survey, design, construction inspection, contract administration, and cost above that provided in C.1. for construction of the works of improvement described in Attachment C. The Sponsor's share will constitute a minimum of 20% of the total cost of the works of improvement described in Attachment C.
3. Accept all financial and other responsibility for excess costs resulting from their failure to obtain or their delay in obtaining adequate land and water rights, permits, and licenses needed for the work described in Attachment C.

4. Accept responsibility for the operation, maintenance and repairs of the structure unless it is determined by HCA and the Sponsor that the cost of repair exceeds the learned benefits of the repaired structure.
5. Hold and save the HCA free from any and all claims or causes of action whatsoever resulting from the obligations undertaken by the Sponsor under this agreement or resulting from work provided for in this agreement.
6. Accept responsibility for performing and keeping records regarding the operation and maintenance of works described in Attachment C and provide necessary facilities, administrative and bookkeeping personnel, and legal counsel for the provision of financial and technical assistance to support installation of grade stabilization measures as described in Attachment C.
7. Prepare a design, construction plans, and construction specifications in accordance with standard engineering principles. The design, construction plans, and construction specifications shall be reviewed and approved by a professional engineer registered in the State of Iowa.
8. Ensure that all contracts for design and construction services will be procured in accordance with procedures prescribed in the Code of Iowa applicable to the Sponsor.
9. Ensure that any special requirements for compliance with environmental and/or cultural resource laws are incorporated into the project.
10. Retain all records pertaining to all work performed in Attachment C for three (3) years from the date of the submission of the final request for reimbursement or until final audit findings have been resolved, whichever is longer.
11. Require that a professional engineer registered in the State of Iowa certify that the project was installed in accordance with the plans and specifications.
12. Request reimbursement from the HCA by submitting a Request for Reimbursement form.
13. Administer their action under this agreement in accordance with 7 CFR 3015, CFR 3016, CFR 3017, CFR 3018, CFR 3052, and OMB Circulars A-102, A-87, and A-133.
14. Comply with the requirements of Attachment A and Attachment B - SPECIAL PROVISIONS which are made a part of this agreement. Attachment A describes Drug Free Workplace and Clean Air and Water requirements. Attachment B describes equal opportunity and nondiscrimination requirements.
15. Comply with Hungry Canyons Cost-Share Program Administrative Procedures labeled Attachment D to this agreement.
16. Issue Internal Revenue Service (IRS) Form 1099 G, Statement for Recipients of Government Payments to the participant and to IRS as required by IRS regulations.

C. HCA WILL:

1. Provide a maximum of \$27,215 for total construction costs of the works of improvement described in Attachment C. The HCA share will constitute a maximum of 80% of the total cost of the works of improvement described in Attachment C.
2. Provide advice and counsel as needed with the technical and contractual administration of this agreement at the request of the Sponsor.
3. Upon notification of the completion of construction, HCA shall promptly review the performance of Sponsor to determine if it has met the requirements of this agreement and fund expenditures as agreed.
4. Pay the Sponsor pursuant to this agreement with request submitted on HCA Request for Reimbursement form.

D. IT IS MUTUALLY AGREED:

1. All work under this agreement will be completed by December 31, 2017.
2. This agreement shall be effective on the date appearing in the first paragraph and shall continue in effect until the purpose of the agreement has been fulfilled or until the agreement expires on the date set forth in D.1.
3. Failure to properly design or construct a project receiving HCA funding will result in 10% of the final reimbursement being withheld and no approval of further county projects for HCA funding until the project has been fixed to accepted standards. All counties are encouraged to contact and work closely with the HCA project director to avoid this situation. All counties are to use the HCA weir design and construction checklist to help assure a good final product.
4. The furnishing of financial and other assistance by the HCA is contingent on the availability of funds appropriated by State Legislature from which payment may be made and shall not obligate the HCA upon failure of the Congress to appropriate funds.
5. HCA may terminate this agreement in whole or in part when it is determined by HCA that the Sponsor has failed to comply with any of the conditions of this agreement. The HCA shall promptly notify the Sponsor in writing of the determination and reasons for the termination, together with the effective date. Payments or recoveries made by HCA under this termination shall be in accord with the legal rights and liabilities of HCA and the Sponsor.
6. This agreement may be temporarily suspended by HCA if it determines that corrective action by the Sponsor is needed to meet the provisions of this agreement. Further, HCA may suspend this agreement when it is evident that a termination is pending.
7. The terms and conditions of this agreement are subject to modification by amendment agreed to in writing by both HCA and the Sponsor.

8. If any part of this agreement is found to be void and unenforceable, then the remaining provisions of this agreement shall remain in effect.
9. The contract for constructing the work described in Attachment C will not be awarded by the Sponsor to any company in which any official of the Sponsor or any member of such an official's immediate family has direct or indirect interest in the pecuniary profits or contracts of such company.
10. This agreement, as set forth on pages 1-4, constitutes the entire agreement between Hungry Canyons Alliance and the Sponsor. No representations, promises, or warranties have been made by either party that are not fully expressed in this agreement.
11. The program or activities conducted under this agreement will be in compliance with the nondiscrimination provisions as contained in Titles VI and VII of the Civil Rights Act of 1964, as amended; the Civil Rights Restoration Act of 1987 (Public Law 100-259); and other nondiscrimination statutes: namely, Section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975 and Americans with Disabilities Act of 1990. They shall also be in accordance with regulations of the Secretary of Agriculture (7 CFR 15, Subparts A & B), which provide that no person in the United States shall, on the grounds of race, color, national origin, gender, religion, age, disability, political beliefs, marital or familial status, or sexual orientation, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity receiving federal financial assistance from the Department of Agriculture or any agency thereof.

E. THIS AGREEMENT IS APPROVED AND HEREBY DULY EXECUTED BY:

By: \_\_\_\_\_  
Chair, Woodbury County Board of Supervisors

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

HUNGRY CANYONS ALLIANCE

By: \_\_\_\_\_  
Chair, Hungry Canyons Alliance Board of Directors

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

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

Date: 10/6/2016

Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Consider approval of project plans for Project L-M208--73-97.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The county secondary road department has prepared plans for the replacement of bridge number M208 on Pocahontas Avenue between 270th and 280th Streets. The project consists of the replacement of an existing greenwood structure and flume with a precast concrete box culvert with a drop inlet.

**BACKGROUND:**

The existing Pocahontas Avenue bridge located between 270th Street and 280th Street is scheduled for replacement in FY 2017. The existing structure is less than 20 feet wide between the rails and is posted 8 tons. There are a couple of major livestock operations in the vicinity that are forced to make a significant out of distance detour to avoid the posted structure. With the replacement of this bridge, and bridge X14, which is already under contract for this fiscal year, two restricted structures will be eliminated as barriers to local farm operations. Farmers between County Routes L37, L27, D50 and D54 will have no posted structures in their area. Only one load restricted structure will remain in Liston Township with the completion of this project.

**FINANCIAL IMPACT:**

The project will be paid for from Woodbury County local funds. The project is part of the county's five year program.

**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 plans for project number L-M208--73-97 for the replacement of the existing bridge.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the plans for the bridge replacement project number L-M208--73-97.





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

#10d

Date: 10/6/2016 Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Consider award of bid for FM-CO97(126)--55-97, HMA Resurfacing on 150th Street and Correctionville Road.

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The county received bids for HMA resurfacing work on County Route D22 through IDOT on September 20, 2016. The bids have been reviewed and an award recommendation is being made.

**BACKGROUND:**

The county engineers office prepared plans to resurface a portion of County Route D22 on Correctionville Road and 150th Street between Lawton and Sioux City. Bids were received at the Iowa DOT letting on September 20, 2016 and an award recommendation was made by the Iowa DOT.

**FINANCIAL IMPACT:**

The project is funded with county farm to market road funds.

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

Yes  No

**RECOMMENDATION:**

Recommendation will be made at the Board of Supervisors meeting on October 11, 2016.

**ACTION REQUIRED / PROPOSED MOTION:**

Move that the board of supervisors awards the contract for project FM-CO97(126)--55-97 to the low bidder on the project.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: October 11, 2016

\* PERSONNEL ACTION CODE:

- A- Appointment
- T - Transfer
- P - Promotion
- D - Demotion
- R-Reclassification
- E- End of Probation
- S - Separation
- O - Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Skaff, Michelle	County Auditor	10-01-16	Percentage Deputy	\$71,930/year	5%=\$4,231/year	R	Salary Increase to 85% Percentage Deputy.
Naveau, Rebecca	County Sheriff	10-12-16	Civilian Jailer	\$18.00/hour		A	Job Vacancy Posted 8-24-16. Entry Level Salary: \$18.00/hour.
Reising, Heidi	County Sheriff	10-14-16	Civilian Jailer	\$18.00/hour		A	Job Vacancy Posted 8-3-16. Entry Level Salary: \$18.00/hour.
Johnston, Forrest	Secondary Roads	11-01-16	District Foreman	\$67,967/year	2%=\$1,373/year	R	Per Wage Plan Matrix, 6 year Salary Increase.
Edmundson, Rachael	County Attorney	11-09-16	Asst. County Attorney	\$78,917/year	3.8%=\$2,953/year	R	Per AFSCME Asst. County Attorney Contract agreement, from Step 7 to Step 8.
Holden, Steven	Building Services	11-09-16	Building Services Supervisor	\$55,166/year	3%=\$1,604/year	R	Per Wage Plan Matrix, 6 month Salary Increase.

APPROVED BY BOARD DATE:

  
Ed Gilliland

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:** October 11, 2016

For the October 11, 2016 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) County Auditor Percentage Deputy, increase to 85%.
- 2) County Sheriff (2) Civilian Jailers, Appointments.
- 3) Secondary Roads District Foreman, Wage Plan Matrix 6 year Salary Increase.
- 4) Asst. County Attorney, from Step 7 to Step 8.
- 5) Building Services Supervisor, Wage Plan Matrix 6 month Salary Increase.

Thank you

HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA

DATE: October 11, 2016

REQUEST TO DEAUTHORIZE COUNTY POSITION(S)

DEPARTMENT	POSITION	APPROVED	DISAPPROVED
County Auditor	Percentage Deputy- 80%		

\_\_\_\_\_  
Chairman, Board of Supervisors

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

#11c

**DATE: October 11, 2016**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Attorney	Asst. County Attorney- U.S. HIDTA Grant	Wage Plan:  To Be Determined by Grant Funding.		
County Sheriff	Deputy Sheriff	CWA Deputy Sheriff:  \$22.40/hour		
Secondary Roads	Equipment Operator	CWA Secondary Roads:  \$21.71/hour		
	*Please see attached memos.			

\_\_\_\_\_  
Chairman, Board of Supervisors



**U. S. Department of Justice**

*United States Attorney  
Northern District of Iowa*

---

*600 Fourth Street  
Suite 670  
Sioux City, IA 51101*

*712-255-6011  
712-252-2034 (fax)  
712-258-4761 (tty)*

October 6, 2016

Ed Gilliland

Dear Ed:

Re: Hiring of new SAUSA

Pursuant to our telephone conversation today, please consider this letter the request of the United States Attorney's Office for the Northern District of Iowa to authorize the hiring of a new Special Assistant United States Attorney (SAUSA) to replace current SAUSA Nathan Nelson. The terms of the hiring would conform to the MOU currently in place. I am attaching a copy of the current MOU for your reference in that regard.

In addition to the above, please consider this written notice of SAUSA Nelson's resignation as required by the MOU. Although I do not have a firm departure date from SAUSA Nelson at this point, I anticipate he will depart in the near future, and will send you the specific date within the next week. With your permission, we would like to advertise the opening as soon as possible. Whatever you need us to do to expedite the process, we will do.

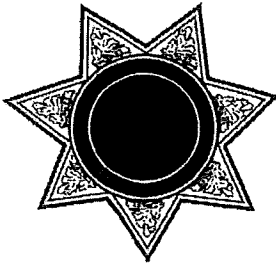
Thank you for your partnership and assistance regarding this matter, as always, I look forward to working with you.

Sincerely,

KEVIN W. TECHAU  
United States Attorney

By: s/ Timothy T. Duax

TIMOTHY T. DUAX  
Assistant United States Attorney



## Woodbury County Sheriff's Office

---

LAW ENFORCEMENT CENTER  
P. O. BOX 3715 SIOUX CITY, IOWA 51102

DAVID A. DREW, SHERIFF

PHONE: 712.279.6010  
E-MAIL: [ddrew@woodburycountyiowa.gov](mailto:ddrew@woodburycountyiowa.gov)  
FAX: 712.279.6522

30 Sept 2016

To the Woodbury County Board of Supervisors & Human Resources Department,

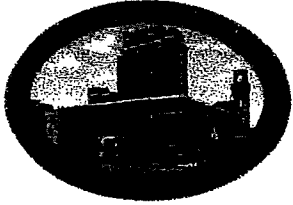
The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to hire for a Deputy Sheriff position, recently vacated by Deputy Gene Hacker's retirement. We request this be placed on the agenda for the Tuesday, October 11, 2016 Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

A handwritten signature in black ink that reads "David Drew".

Dave Drew, Sheriff

Cc: file



# 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 of Supervisors  
Human Resources Department

From: Mark Nahra, Woodbury County Engineer

Date: October 3, 2016

Subject: Hornick District Staff Level – John Carr vacancy

With the separation of John Carr, an equipment operator position is vacant in our District 5 unit at Hornick. This leaves the district shorthanded for this winter and into the future if the vacancy is not filled.

**RECOMMENDATION:** It is my recommendation that we fill the vacant equipment operator position created by the separation of John Carr at Hornick immediately. It is my hope that by advertising immediately, we will be able to fill the position at Hornick before winter.



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

Date: 10-06-16

Weekly Agenda Date: 10-11-16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Ed Gilliland

**WORDING FOR AGENDA ITEM:**

Wellness Discounts, Discussion

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Benefit Eligible Employees and their spouses are eligible to participate in the wellness program and receive the wellness discounts for 2017.

The discounts are received under 2 sets of circumstances:

- 1) The basic discount of \$10 per medical plan contribution applies when the employee participates in the Biometric Screening and the Wellness Coaching (or other alternative).
- 2) The extra discount of \$5 per medical plan contribution applies when the employee's covered spouse participates in the Biometric Screening and the Wellness Coaching (or other alternative).

This is to clarify there is no extra incentive or discount for the contract type if the employee is the only Adult Member who participates in the biometric screenings.

**BACKGROUND:**

The purpose of the "Wellness Discounts" is solely to provide incentive for the participation of adults in the wellness screenings and related programs.

There were some who were confused about how the program worked and its purpose so this is a restatement for clarification.

**FINANCIAL IMPACT:**

**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:**

**ACTION REQUIRED / PROPOSED MOTION:**

Please provide consensus that this arrangement is the one the Board endorses.

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

#11e

Date: 2016-10-06

Weekly Agenda Date: 2016-10-11

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Ed GillilandHR Woodbury Co Jail

**WORDING FOR AGENDA ITEM:**

Jail Medical Services Management Presentation by ACH and Midwest Corrections Group.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

We are seeking information for the Board from the two potential Health Services Providers,

- 1) Advanced Correctional Healthcare
- 2) Midwest Correctional Medical Group

Both come to us with solid track records.

Our hope is to gain insight as to the level of service they provide.

We are also asking that the Board would begin direct communication to Mercy that would ask that should any of the current Mercy folks continue working on behalf of Woodbury County to provide Medical Services that Mercy make provision to allow their seniority to continue to accrue with Mercy as far as staffing procedure is concerned.

**BACKGROUND:**

Mercy Medical no longer wishes to be directly involved in the Jail in managing the health of prisoners.

Mercy does wish to continue the services they are providing for Juvenile Detention.

January 1 is the date we have tentatively agreed to begin transition to the new provider.

The initial information was reviewed but not thoroughly vetted by the Woodbury County Attorney's Office.

The new contract may require a Subsequent Budget Amendment based on the anticipated increase in cost that would accompany either one of the new vendors.

After hearing any updates, changes, or added information the HR Department will provide an analysis of possible options.

**FINANCIAL IMPACT:**

Choosing either one of the new carriers will have SUBSTANTIAL financial impact. The impact could be \$500,000.

**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:**

Review the information that will be presented and provide direction.

**ACTION REQUIRED / PROPOSED MOTION:**

Review the information that will be presented and provide direction.

Ed Gilliland's guiding questions concerning ACH/MCG are as follows:

Please tell me about:

1) The Per Diem Fee.

Midwest is \$2.94 per Inmate or about \$268,000 annually

ACH is \$.32 or about \$29,200

2) Do you hire LPNs or only RNs.

Midwest's bid was using LPNs to staff 12 hours daily, this creates liability when compared to using only RNs as ACH does.

3) Tell us how you plan to staff for and/or provide Mental Health services

4) Tell us about your Medical Management both in the Jail and once they leave the jail and go to Mercy.

5) Tell us about your recruiting efforts...

6) What happens if you fall short in your ability to staff how will you make up for this,

7) What kind of guarantees do we have? and We have to have people, how do we KNOW you will provide the proper staffing at all times?

8) Tell us about your plans to work with and retain the current staff?

9) Tell us about the electronic medical record component.

10) Tell us about your onsite dental visit plan

11) Tell us how you will indemnify the Sheriff?

a) Is this just against your employee's actions or

b) is it against any sort of medical lawsuit

c) how is this accomplished

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

**#12**

Date: 10/9/2016

Weekly Agenda Date: 10/11/2016

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

**WORDING FOR AGENDA ITEM:**

Discussion and Approval of Budgeting and Funding for Veteran Affairs Department Advertisement for up to \$3,500 and a Funding Source Allocation

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Veteran Affairs Director Danielle Dempster approached me with a request based on an opportunity to advertise in the Sioux City Journal based on a series of veteran-related articles that will run concurrently. This seems a unique opportunity but one that was unanticipated and therefore not budgeted. Advertising would potentially bring in subsequent increase in services and dollars to Woodbury County. This opportunity could be evaluated afterwards to see if it was of success.

**BACKGROUND:**

The Sioux City Journal has offered us the chance to advertise and I think it would be a great thing for our office. I have attached one of the Vietnam Veteran stories from last year's feature. Security National Bank was the sponsor.

So, we could appear under each story featuring a Korean War Veteran, as well as on-line. It would be 20 days in a row and I believe people would pay attention, as they just viewed a piece on Veterans. Their asking price is \$3500.00 (see attached for details). However, in estimating the remaining portion of our allocation (after subtracting training expenses), we only have about \$1000 we could contribute. Is there any chance the County would be willing to pay the remainder? There is no way we can do it out of the budget we have to work with. If you think this is something we should bring to the Board, please let me know. Thank you, Danielle

(See attached)

**FINANCIAL IMPACT:**

\$3500

The funding source could be from Assistance potentially. Danielle reports a majority of the Veterans Affairs Commission supports that as it may in turn be used to help be a conduit to serve veterans with greater assistance. However, given that this is not yet budgeted for, perhaps we could do a one-time expenditure from gaming revenues as our Budget Analyst Dennis Butler let me know was a potential during a conversation.

**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:**

Move to expend the one-time expenditure of \$3,500 from gaming revenue (or from Assistance funds) in order to support the advertising of Veteran Affairs Department in the Sioux City Journal

**ACTION REQUIRED / PROPOSED MOTION:**

Move to expend the one-time expenditure of \$3,500 from gaming revenue (or from Assistance funds) in order to support the advertising of Veteran Affairs Department in the Sioux City Journal

# Jim Ashmore: Vietnam was 'a different world'

**TIM GALLAGHER**

tgallagher@siouxcityjournal.com

**SERGEANT BLUFF** | Jim Ashmore doesn't mince words when asked why he joined the Iowa Air National Guard 185th Tactical Fighter Group.

"I joined to avoid the draft and avoid going to Vietnam," Ashmore said.

He laughed before adding, "It didn't work."

Ashmore, a 1964 East High School graduate, attended Nettleton Business Training College in Sioux City and completed a two-year accounting program. He signed on at Williams & Co., a CPA firm, and joined the 185th in May 1966.

"In January 1968, we were activated," he said, noting how the USS Pueblo had just been taken by North Korea.

Ashmore shipped out in May 1968, headed for Phu Cat, Vietnam, in the central part of the country. He flew on a cargo plane overseas.

"I was not familiar with Phu Cat," he recalls. "It was like we weren't supposed to know. I stepped off the plane and it was a different world."

Ashmore, 21, was assigned to outside receiving. Anything that came to the base and weighed more than 50 pounds passed through Ashmore's work station. Everything but munitions entered the base at Phu Cat through his place in the supply chain.

"Within our first week,

the base came under mortar attack," he said. "We were sleeping, I remember. I also know we were in the bunkers before the sirens went off. I could hear the debris from one of the mortar hits."

Ashmore took extra weapons training a short time later. He soon was called to join a police squadron that helped surround the perimeter of the base, offering an extra level of protection.

He served in his supply role for 12 months, save for a five-day period of "rest and relaxation" in nearby Sydney, Australia.

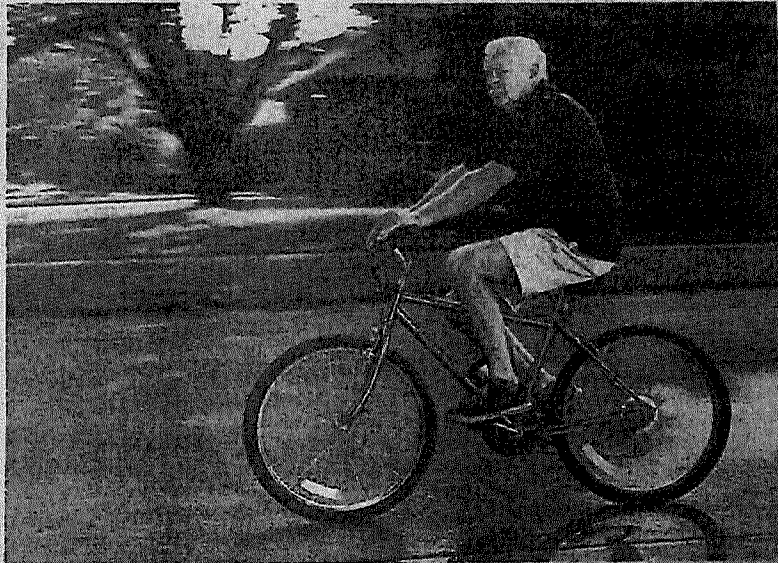
At Christmas, Ashmore saw entertainers Bob Hope and Ann-Margret, who dropped by for a holiday show.

Ashmore wrote letters home at least once a week, including those to Jan Fletcher, who would one day become his wife.

"I was with guys from Sioux City, friends of mine, and that alleviated homesickness," he said.

"I had a job to do and I did my job during the day and then went to the NCO club at night," he said. "For being in Vietnam, it wasn't that bad compared to a guy going through the jungle."

A low point in his tour came when a letter arrived from Sioux City. It told of one of Ashmore's buddies, a soldier who did go through the jungle in Vietnam, a soldier who ended up losing



Tim Hynds, Sioux City Journal

Jim Ashmore, a veteran who served in the Air Force's 185th tactical Fighter Group during the Vietnam War, rides his bicycle in front of his Sergeant Bluff home on Sept. 14. He joined the National Guard in an effort to avoid going to war.

part of one of his legs. The tale still saddens Ashmore, causing tears to well in his eyes as he stopped talking.

Ashmore befriended a man who was hired to offer interpretation services on the base at Phu Cat. Ashmore and a fellow soldier traveled to the man's village in Vietnam to deliver lumber that U.S. soldiers were going to discard.

"When we saw their village, we could appreciate what this lumber meant to them," he said. "Their living conditions were so

primitive."

If Ashmore took home a lifelong lesson when he left Vietnam on May 14, 1969, it would involve that notion of appreciation.

"What I did gave me an appreciation for veterans in general and for what my uncles went through (in previous wars)," he said from his home in Sergeant Bluff. "It also gave me an appreciation for what I have. I think people in the U.S., at least some people, don't realize how good we have it."

Ashmore received the Commendation Medal for outstanding performance in the line of duty, a medal he thinks has something to do with the extra training he took and the work he did to help guard the perimeter of the base.

Interestingly, Ashmore never owned a firearm, either before or after his military service.

He arrived back in Sioux City in mid-May 1968. His parents greeted him at the airport, as did his grandmother, a brother and his

## Jim Ashmore

**WHERE SERVED:** Phu Cat Air Base in Binh Dinh Province in the former South Vietnam.

**WHEN SERVED:** May 1968-May 1969

**RANK:** Sergeant

**WHAT HE'S DOING NOW:** Working part-time as a driver for Mail House, which processes mail for businesses in and around Sioux City.

## Online

Visit [siouxcityjournal.com](http://siouxcityjournal.com) to hear audio and see video of Jim Ashmore discussing his Vietnam War service and to read more stories in this series.

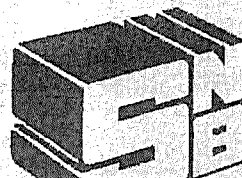
brother's family.

Jan Fletcher stood with a friend in Morningside as the plane circled over Sioux City and descended toward the airport. She and Jim would go out on a date the next night.

Jim Ashmore returned to work at Williams & Co. two weeks later. After he and Jan watched Neil Armstrong step foot on the moon on July 20, 1969, Jim Ashmore took his own "giant leap." He asked Jan to marry him.

The parents of two and the grandparents of five, the Ashmores recently celebrated their 45th anniversary.

50 YEARS LATER  
**VIETNAM**



**SECURITY NATIONAL BANK**

SIoux City • AKRON • MAPLETON • MOVILLE • LAWTON

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# They served with honor...

# KOREAN WAR

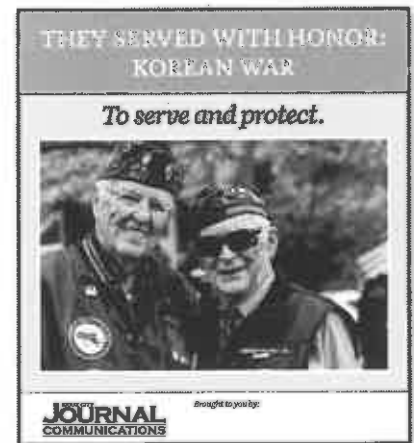
# VETERANS TRIBUTE

A tribute to those who served  
in the Korean War

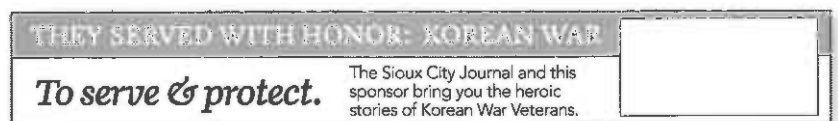
The Sioux City Journal will publish a special news series to celebrate the courage and honor of our Korean War Veterans. This special series will feature 20 Korean War Veteran profiles over 20 days.

To kick off the series on October 16 the Sioux City Journal will introduce John Rice, a Native American Korean War veteran who was buried in the Arlington National Cemetery 65 years ago after he was refused burial in Sioux City due to his race.

On Veterans Day, Nov. 11, the Lewis & Clark Interpretive Center will hold a ceremony to recognize all the veterans featured and unveil a new display of portraits from photos from the Sioux City Journal photography staff.



This special series begins on October 16 and ends on November 5.



We are pleased to offer a partnership in this collaborative effort and ask you to consider participating in this meaningful endeavor.

### PARTNERSHIP INCLUDES:

- Logo on all promotion ads
- Logo in 6 col. x 1 print ad under the article every day (20 days)
- Digital banner under the articles online

# \$3,500

**SIoux CITY**  
**JOURNAL**  
**COMMUNICATIONS**

515 Pavonia St. • P.O. Box 118 • Sioux City, IA 51101  
800-397-2213 • 712-293-4286 • www.siouxcityjournal.com

10/16 - 11/5

MARLENE SMITH 389-5729 msmith@siouxcityjournal.com

Schedule of Budget Hearings - DRAFT  
FY 2018

**Alpha Descriptions:**

- G.B. = General Basic Fund -Tax Supported
- G.S. = General Supplemental Fund
- C.S. = County Services Fund (Mental Health) - Tax Supported
- D.S. = Debt Service Fund - Tax Supported
- R.B. = Rural Basic Fund - Tax Supported
- S.R. = Secondary Roads
- N.T. = Non Tax Funds

**December 20, 2016**

- Economic Development G.B.
- Planning & Zoning R.B.
- District Health G.B.

**January 3, 2017**

- County Treasurer:
  - Motor Vehicle G.B.
  - Tax Department G.B.
- Conservation:
  - Administration G.B.
  - Parks G.B.
  - Naturalist G.B.
  - Nature Center G.B.
  - Nature Center N.T.
  - REAP N.T.
  - Conservation Reserve N.T.
- General Relief:
  - Administration G.B.
  - Assistance G.B.
- Juvenile Detention:
  - Juvenile Detention Facility G.S.
  - Youth Guidance Services G.S.
  - Mental Health Court G.S.
  - Teen Court G.S.
  - GPS Tracker G.S.
- County Library R.B.

January 10, 2017

Department of Human Services	G.B.
Civil Service	G.B.
Secondary Roads Fund	
Secondary Roads	S.R. & R.B.
Secondary Roads - Special CF Road Project - Non Tax	S.R.
Secondary Roads -Special 5 Year Bridge Project	S.R. & R.B.
Roadside Management	R.B.
Emergency Services:	
Emergency Services	G.S.
Animal Control	R.B.
EMS Loan Fund - Non Tax	N.T.
EMS Training - Non Tax	N.T.

January 17, 2017

Sheriff:	
Uniform Patrol	G.B.
CF Traffic Control	G.B.
Investigations	G.B.
HIDTA - Federal Reimbursement	N.T.
US Marshall - Federal Reimbursement	N.T.
Drug Task Force - Federal Reimbursement	N.T.
Correctional Facility - LEC	G.B.
Praire Hills	G.B.
Administration	G.B.
Civil Division	G.B.
Highway Safety Grant	G.B.
Crime Prevention	G.B.
Dare Grant	N.T.
Courtroom Security	G.S.
Courthouse Security	G.S.
Uniform Patrol	R.B.
Sheriff Forfeiture	N.T.
Human Resources	G.B.
Building Services:	
Courthouse	G.B.
LEC	G.B.

January 24, 2017

**Building Services:**

Trosper Hoyt	G.B.
Praire Hills	G.B.
Building Services (Old Eagles Building)	G.B.
County Services Building (Tri View)	G.B.

**Auditor:**

Recorder/Vital Statistics	G.B.
Administration	G.B.
Elections:	G.S.
Administration	G.S.
General Election	G.S.
Records Management	N.T.
Recorders Electronic Fees	N.T.

**Emergency Services**

G.S.

**County Supervisors:**

Refunds	G.B.
Medical Examiner	G.B.
Board of Supervisors Expense	G.B.
Board Administration	G.B.
Public Bidder	G.B.
Mail Services	G.B.
Communications Center	G.B.
<b>Emergency Services Allotment - Done</b>	<b>G.S.</b>
Emergency Management	G.S.
Starcom Program	G.S.
Ambulance Services - SPI	G.S.
District Court Operations	G.S.
Court Appointed Juvenile	G.S.
Risk Management Services	G.S.
Hard Rock Gaming Fees - Non Tax	N.T.
Siouxland Regional Transit	N.T.
Woodbury County Senior Meal Program	N.T.
County Services (Sioux Rivers Region)	C.S.
Woodbury County Solid Waste	R.B.
Soil Conservation	R.B.
Township Officers	R.B.
Infrastructure/Economic Development - Non Tax	
Western Iowa Community Improvement Regional Housing	
Senior Community Service Action Agency of Siouxland	
Woodbury County Fair	

Debt Service Fund	D.S.
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**Veteran Affairs:**

Administration	G.B.
IDVA Grant	G.B.
Assistance	G.B.

**January 31, 2017**

County Attorney:

Administration	G.B.
HIDTA Grant	N.T.
Edward Bryne Grant	G.B.
Juvenile Division	G.B.
Jury & Witness Fees	G.S.
County Attorney Forfeiture	N.T.
Discussion/Action of Wage Plan Salaries	All Funds
Improvement Requests	
County Attorney Requests	G.B.
Veteran Affairs Request #1	G.B.
Veteran Affairs Request #2	G.B.
Conservation Request	G.B.
WCICC	G.B.

**February 7, 2016**

Improvement Requests	
Secondary Roads Request	
Emergency Services Requests	G.S.
WCICC Request	G.B.

**February 14, 2017**

Further Budget Reviews  
2017 CIP Program

**February 21, 2017**

Further Budget Reviews - **FINAL**

**Here are the dates that are available for budget reviews:**

Dec. 20	Budget Reviews
Jan. 3	Budget Reviews
Jan. 10	Budget Reviews
Jan. 17	Budget Reviews
Jan. 24	Budget Reviews
Jan. 31	Budget Reviews
Feb. 7	Recap of budget reviews
Feb. 14	Recap of budget reviews
Feb. 21	Fianlize budget for publication
Week of Feb. 22 thru Mar.2 - Publication week	

### ***Discussions of Department Head Reviews of Goals***

It will be helpful as we come to the end of the calendar year to have a review of goals that were set in March. For any professional organization, reviews are a way to give greater guidance, stir more motivation to continually improve, document success, or shore up any deficiencies. In the future, we can look to our Human Resources Director to devise a recommendation on the most appropriate tool for the future regarding evaluations, e.g. the state form, one modelled after Siouxland District Health's, which is excellent, etc. Ideally, our narrative format would be delineated under clear marks such as "Exceeds," "Meets," or "Fails to Meet Expectations."

In crafting these narratives, the interviews could follow a format of asking:

- 1. What goals had you crafted for your department, and have they changed from your original formulation after being communicated to the Board?***
- 2. Which goals have you seen quantifiable results, and what efforts have you made toward such results?***
- 3. What are some challenges that you faced both within and outside of your control?***
- 4. What are areas of improvement you would like to work on? Could you identify at least one process goal and one budget goal for this upcoming year?***
- 5. What would you like for direction from the Board, and how could we support you going forward?***

My intention going forward is that the rest of the Board would have these reviews. Where there are department heads with more than one liaison, a best practice may be to do these together or have them "signed off" by the other. I will shortly include a couple of them to show the narrative that I have been working on that may be helpful. Each of these should be shared with the department head with an opportunity to respond and then kept in their personnel file.

#13d

**Heather Satterwhite - Fwd: Tri View Conference Room**

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**From:** Jeremy Taylor  
**To:** Karen James; hsatterwhite@woodburycountyiowa.gov  
**Date:** 10/10/2016 12:03 AM  
**Subject:** Fwd: Tri View Conference Room

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Please add an item under the Chairman's Report: Tri-View Building and the Region and include this e-mail as backup. Thanks.

>>> Jeremy Taylor 10/07/16 4:49 PM >>>  
Shane,

Mark Monson mentioned that you and I should visit and/or coordinate about the potential for a conference room, which I understand that the Region collectively may be willing to assist in regarding modifications to the TriView building. I recently was at an event with Supervisor Don Kass in which we visited. The conversation was positive, and I have been pleased to hear reports back of some good and what I would deem healthy conversations that are taking place in how we can collectively work together. I realize that it is nearly the end of the work day on a Friday. Please feel free to give me a call any time at [\(712\) 259-7910](tel:7122597910), and I (along with our Building Services Director) stand ready to see what we can do going forward. Thanks much.

Respectfully,

Jeremy Taylor  
Chairman, Woodbury County Board of Supervisors

**WOODBURY COUNTY JAIL WEEKLY POPULATION REPORT AT 0600 HRS.**

<u>DATE</u>	<u>Day</u>	<u>DAILY TOTAL</u>	<u>LEC</u>	<u>ELECTRONIC MONITORING</u>	<u>PRAIRIE HILLS</u>	<u>FEDERAL PRISONERS</u>
9/17/16	Saturday	216	203	13	0	13
9/18/16	Sunday	218	205	13	0	13
9/19/16	Monday	212	199	13	0	13
9/20/16	Tuesday	220	207	13	0	13
9/21/16	Wednesday	213	200	13	0	13
9/22/16	Thursday	219	205	14	0	13
9/23/16	Friday	212	197	15	0	13
		<b>1510</b>	<b>1416</b>	<b>94</b>	<b>0</b>	<b>91</b>
<b>24 HOUR DAILY COUNT</b>						
<u>DATE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>			
9/17/16	233	196	37			
9/18/16	231	197	34			
9/19/16	230	194	36			
9/20/16	234	193	41			
9/21/16	236	191	45			
9/22/16	230	190	40			
9/23/16	234	196	38			
	<b>1628</b>	<b>1357</b>	<b>271</b>			
*Highest population count each day						



**WOODBURY COUNTY JAIL WEEKLY POPULATION REPORT AT 0600 HRS.**

<u>DATE</u>	<u>Day</u>	<u>DAILY TOTAL</u>	<u>LEC</u>	<u>ELECTRONIC MONITORING</u>	<u>PRAIRIE HILLS</u>	<u>FEDERAL PRISONERS</u>
9/24/16	Saturday	235	220	15	0	15
9/25/16	Sunday	230	215	15	0	15
9/26/16	Monday	222	207	15	0	15
9/27/16	Tuesday	213	198	15	0	16
9/28/16	Wednesday	206	192	14	0	16
9/29/16	Thursday	206	192	14	0	11
9/30/16	Friday	214	200	14	0	11
		<b>1526</b>	<b>1424</b>	<b>102</b>	<b>0</b>	<b>99</b>
<b>24 HOUR DAILY COUNT</b>						
<u>DATE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>			
9/24/16	246	210	36			
9/25/16	251	212	39			
9/26/16	239	197	42			
9/27/16	244	197	47			
9/28/16	232	184	48			
9/29/16	228	183	45			
9/30/16	226	188	38			
	<b>1666</b>	<b>1371</b>	<b>295</b>			
*Highest population count each day						



# 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: Board Members  
From: Mark Nahra, County Engineer  
Date: October 3, 2016  
RE: Weekly Work Report

**Construction Project Report**

**To be let:**

**L-B(D38)—73-97**, Bridge replacement on 120<sup>th</sup> Street between Emmett and Fayette Avenues. Letting date: October 11, 2016. Late Start Date: April 15, 2016. The existing bridge has been closed pending replacement due to deteriorating condition. This is a locally funded project paid from the secondary road fund. A single span bridge 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 2017 construction season.

**L-C(M208)—73-97**, Bridge replacement on Pocahontas Avenue between 270<sup>th</sup> and 280<sup>th</sup> Streets. Letting date: October-November, 2016. Late Start Date: To be determined. The existing bridge has been posted for restricted loads due to 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 2017 construction season.

**BRS-CO97(112)—60-97**, D25 Bridge over Whiskey Creek on Old Highway 141 west of Bronson. Letting date: April, 2017. 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 2017 construction season. A new, 30' wide continuous concrete slab structure will replace the existing bridge.

**Under Contract:**

**ER-CO97(125)—58-97**, Road slide repairs on D38 and D50. Letting date: April 19, 2016. Late Start Date: July 25, 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. Much of the excavation work is complete. Structural concrete and pipe extensions are underway. We expect the project to be complete by the middle of October.

**STP-S-CO97(127)—5E-97**, PCC Pavement Replacement on County Route K25 (275<sup>th</sup> 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. Working days allowed: 40 Days. Project work started with pavement removal on August 1<sup>st</sup>.

Mainline paving is now complete. Concrete portion of railroad approaches are complete and the asphalt buffer connecting to the crossing planks to the paved approaches is scheduled for placement on Tuesday. The intersection with Old Highway 75 is being formed and will probably be poured late this week. Work has started on side street connections and some of them were completed last week. Remaining work includes sidewalks, remaining side street approach connections and curb and gutter work. Shouldering on the rural portion of the road is underway. I am anticipating 2-3 weeks of work remains, depending upon the weather.

**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. This is a federal aid funded project with 80% federal - 20% farm to market fund dollars paying the cost of construction.

The bridge is complete. Channel work is complete. Approach construction is underway and I anticipate the paving of the bridge approaches will occur later this week, weather permitting. Once approach paving is complete, guardrail installation is the final work task before completion of the project. The project is expected to be completed by mid-October.

**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 with two 13' wide mainline lanes and a 12' wide turn lane.

The road was closed to traffic on June 2<sup>nd</sup>. Mainline paving is now complete. Turn lane is now done, except for a small portion in front of the Anderson and Koch Products entrances. The turn radii near Mid American Energy/AGP entrance is also not done yet, but should be finished this week. Shoulder work remains to be completed, but the grade has been too wet to allow this to proceed. The project remains significantly behind schedule at this time. The project is expected to be complete by mid-October.

**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. Construction work is complete on the weirs.

**L-B(X14)—73-97**, Bridge on 280<sup>th</sup> 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 280<sup>th</sup> 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. The bridge contractor has completed the construction of the bridge. The subcontractor building the road grade has completed rough grade work on the east side of the bridge and is starting work on the west side road grade. The west side ditch and culvert through the farm dike is constructed. Once the road grade is completed, guardrail will need to be installed prior to opening the road to traffic. Completion of the project is now expected in late October or early November due to the time loss caused by the falsework failure.

**L-B(L212)—73-97**, Bridge replacement on Story Avenue between 190<sup>th</sup> and 200<sup>th</sup> Streets. Letting date: July 26, 2016. Late Start Date: September 26, 2016. Contractor: Dixon Construction. Bid price: \$238,096.50. 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. The board has approved the contract at the August 16<sup>th</sup> board meeting. The contractor has not yet determined when project work will start.

**P-76 Box Culvert Extension**, Culvert extension/bank repair on 255th Street near Hancock Avenue. Letting date: September 20, 2016. Late Start Date: November 7, 2016. Apparent Low Bid: Dixon Construction. Bid price: \$107,799.00. Timber retaining walls supporting the road embankment above a too short culvert have failed. The project will extend the culvert on both sides of the road to support the embankment height. Project awarded by board and awaiting return of contract. Bids have been received by the board and are expected to be awarded at the September 27<sup>th</sup> Board of Supervisors meeting. The project is scheduled to be completed in the 2016 construction season.

**FM-CO97(126)—55-97**, HMA resurfacing of County Route D22, Old Highway 20. Letting date: September 20, 2016. The project has been let by the Iowa DOT and we are awaiting bid tabulations and an award recommendation from the Iowa DOT Office of Contracts. The project will overlay the existing pavement on county road D22 from the intersection of K49 northeast 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.

## **OTHER PROJECTS:**

### **CITY OF SIOUX CITY – PORT NEAL ROAD PROJECT**

The Port Neal Road/225<sup>th</sup> Street intersection reconstruction project for the city of Sioux City is underway. Grading of the roadway east of the current Port Neal Road alignment is nearing completion. The contractor closed Port Neal Road on August 8<sup>th</sup> to allow grading to continue to connect to 225<sup>th</sup> Street west of the old Port Neal Road alignment.

The road will remain closed until the new paving is completed. The project engineer is expecting the road to open the week of October 24, 2016.

**COUNTY BRIDGE B82**

County Bridge B82 is on 140<sup>th</sup> Street between Kossuth and Lee Avenues. It was one of the flood damaged structures from the June 18, 2016 flood event. Initially, we were going to try to replace the east abutment bridge piling to reopen the bridge this fall, but since it would remain a posted bridge and it is scheduled for replacement in the 2017 construction season, we will be moving it forward in our design schedule to replace it in whole, hopefully with a winter 2016-2017 letting. The result is that the bridge will be closed through the winter of 2016-2017.

**COUNTY BRIDGE L275**

County Bridge L275 is on Union Avenue between 190<sup>th</sup> and 200<sup>th</sup> Streets. This summer's inspection of the structure has determined severe deterioration to the piling in the north pier that requires that the bridge be closed as it is no longer safe to carry traffic. The bridge had been posted 10 tons. The bridge is programmed for replacement during FY 2017 with federal aid bridge replacement funds. Design work was scheduled to start this fall, but it will be started early due to the closure. Federal aid projects are harder to fast track, so a late spring or summer project letting is the best that could be hoped for, but cannot be guaranteed as we may run into permitting issues with the project. The bridge will be closed through the winter of 2016-2017 and for much of 2017 until it is replaced.