



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (OCTOBER 18, 2016) (WEEK 42 OF 2016)

NOW LIVE STREAMING!



https://www.youtube.com/watch?v=7QQ0sePQEtI

Agenda and Minutes also available at www.woodburycountyiowa.gov

Larry D. Clausen 389-5329 lclausen@woodburycountyiowa.gov
Mark A. Monson 204-1015 mmonson@woodburycountyiowa.gov
Jaclyn D. Smith 898-0477 jasmith@woodburycountyiowa.gov
Jeremy J. Taylor 259-7910 jtaylor@woodburycountyiowa.gov
Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 18, 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 18, 2016 Action
4. Approval of the minutes of the October 11, 2016 meeting Action
5. Discussion and approval of claims Action
6. Board Administration - Heather Satterwhite
a. Public hearing and sale of property Parcel #542685 (aka 2911 Sergeant Rd.) Action
b. Approval of Notice of Property Sale Resolution for Parcel #016035 Action
c. Approval of Notice of Property Sale Resolution for Parcel #219780 Action
d. Approval of Notice of Property Sale Resolution for Parcel #481980 Action
e. Approval of Notice of Property Sale Resolution for Parcel #481995 Action
f. Approval of resolution thanking and commending a County Employee for years of service to Woodbury County Action
7. County Auditor - Pat Gill
Receive County Recorder's Report of Fees Collected Action
8. Veteran Affairs - Danielle Dempster
Receive Commission of Veteran Affairs quarterly report Action

4:45 p.m.
(Set Time)

9. Human Resources – Ed Gilliland
 - a. Approval of Memorandum of Personnel Transactions Action
 - b. Authorize Chairman to sign Authorization to Initiate Hiring Process Action

10. Rural Economic Development – David Gleiser
 - a. Public Hearing and First Reading of Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance Action
 - b. Quarterly update on SIMPCO City/County Membership Dues Project Information
 - c. Quarterly update on Rural Comprehensive Planning Project Information
 - d. End of year update on the Rural Woodbury County Development Committee Information

11. Planning/Zoning – John Pylelo
 - a. Public hearing and 2nd reading of zoning district mapping amendment for property owner – Lynette L. Mennen; applicant – Kyle and Tami Mullenix Re: portion of GIS Parcel #884723200001 Action
 - b. Public hearing and 2nd reading of mapping amendment ordinance for property owner – Jimmie Lee and Renee T. Colyer, and applicant – The Woodbury County Zoning Commission Re: GIS Parcels #884723200007 and #884723200008 Action

12. Building Services – Kenny Schmitz
 - a. Approval of carpet replacement in Courthouse 2nd Floor Northwest Judges’ Office Action
 - b. Approval of contract for Law Enforcement Center southwest 1st floor concrete raising Action
 - c. Approval of Mechanical Engineering Design Proposal – Eventual Boiler Replacement, Circulation Systems, & Control design for the Siouxland District Health Building Action

13. Secondary Roads – Mark Nahra
 - a. Consider approval of a road vacation correction resolution Action
 - b. Consider approval of a permit to work in the right of way Action
 - c. Consider approval of a project agreement with the Iowa DOT for work to replace a bridge on County Route L43 south of Cushing Action
 - d. Receive and consider bids for Project Number L-B(D38)—73-97 Action

14. Chairman’s Report Information
 - a. Jail Medical Management working group meeting Friday, October 21, 2016
 - b. Budgeting with wages included, Health Insurance Fund increase estimation and jail medical services – October 25 update
 - c. Bronson Town Hall meeting, October 24, 2016 @ 6 :30 p.m.

15. Reports on Committee Meetings Information

16. Citizen Concerns Information

17. Board Concerns and Comments Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- MONDAY, OCTOBER 17** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Ave
- 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.,
- THURSDAY, OCTOBER 20** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO
- MONDAY, OCTOBER 24** **6:00 p.m.** Zoning Commission Meeting, Board of Supervisors' Chambers
- 6:30 p.m.** Bronson Town Hall Meeting, Bronson Community Center 100 E. 1st St.
- 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
- WEDNESDAY, NOVEMBER 16** **12:00 noon** Siouxland Economic Development Corporation Meeting, 617 Pierce St.
- 10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook Street
- THURSDAY, NOVEMBER 17** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting SIMPCO
- MONDAY, NOVEMBER 21** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech

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.

OCTOBER 11, 2016, THIRTYSEVENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 11, 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. There were no citizen concerns.
3. Motion by Taylor second by Monson to approve the Agenda for October 11, 2016. Carried 5-0. Copy filed.
4. Motion by Clausen second by Taylor to approve the minutes of the October 4, 2016 Board meeting. Carried 5-0. Copy filed.
5. Motion by Taylor second by Ung to approve the claims totaling \$1,922,338.49. Carried 5-0. Copy filed.
- 6a. Motion by Monson second by Smith to approve the lifting of tax suspension for Bonnie Bentley, parcel #894716154010, 3341 Dearborn Blvd. Carried 5-0. Copy filed.
- 6b. Motion by Smith second by Clausen to approve the lifting of tax suspension for Richard Morgan, parcel #884707427004, 4218 Natalia Way. Carried 5-0. Copy filed.
- 6c. Motion by Clausen second by Smith to approve and authorize the Chairperson to sign a Resolution for suspension of taxes for Barbara Sitzman, 1901 W. Highland Ave., parcel #894730431014. Carried 5-0. Copy filed.

**WOODBURY COUNTY, IOWA
RESOLUTION #12,442
RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

WHEREAS, Barbara Sitzman, is the titleholder of property located at 1901 W. Highland Ave., Sioux City, IA, Woodbury County, Iowa, and legally described as follows:

Parcel 8947 30 431 014

RIVERVIEW LOT 16 BLK 9

WHEREAS, Barbara Sitzman, is the titleholder of the aforementioned properties have petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2009 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

SO RESOLVED this 11th day of October, 2016.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 6d. Motion by Ung second by Taylor to approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale of parcel #259200, 411 West St. Carried 5-0.

**RESOLUTION #12,443
NOTICE OF PROPERTY SALE**

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 **25th 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 **25th 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.

Dated this 11th Day of October, 2016.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 6e. Motion by Monson second by Taylor to approve and authorize the Chairperson to sign a Resolution setting the public hearing date and sale of parcel #260010, 1913 W. 3rd St. Carried 5-0.

**RESOLUTION #12,444
NOTICE OF PROPERTY SALE**

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. 3rd 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 **25th 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 **25th 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.

Dated this 11th Day of October, 2016.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 6f. Motion by Smith second by Monson to receive for signatures a Resolution thanking and commending Alan Shinkunas for service to Woodbury County. Carried 5-0.

**WOODBURY COUNTY, IOWA
RESOLUTION #12,445
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 11th day of October, 2016.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

7. A public hearing was held at 4:40 p.m. for agreement for Med-Tran Corporation to use the Starcomm radio system for their operations.

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

Motion by Taylor second by Monson to approve the 5 year agreement with Med-Tran Corporation to use the Starcomm radio system for their operations. Carried 5-0. Copy filed.

- 8a. A public hearing was held for 1st reading of zoning ordinance mapping amendment for property owner – Lynette Meene; and applicant – Kyle and Tami Mullenix re: amend zoning district designation to AE (Agricultural Estates) for a portion of GIS parcel #884723200001.

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

Motion by Clausen second by Ung to accept the recommendation of the Planning and Zoning Department. Carried 5-0.

Motion by Smith second by Taylor to approve the 1st reading of the ordinance. Carried 5-0. Copy filed.

- 8b. A public hearing was held for 1st 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 a portion of GIS parcels #884723200007 and #884723200008.

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

Motion by Taylor second by Smith to accept the recommendation of the Planning and Zoning Department. Carried 5-0.

Motion by Taylor second by Monson to approve the 1st reading of the ordinance. Carried 5-0. Copy filed.

- 9a. Motion by Monson second by Ung to set a date for 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. Carried 5-0. Copy filed.

- 9b. Motion by Smith second by Ung to approve the loan subordination and intercreditor agreements between SNB and the County for Cyclone Operations, LLC. Carried 5-0. Copy filed.
- 10a. Motion by Clausen second by Ung to receive for signatures a Resolution establishing a 35 mph speed limit on Grandy Drive between Highway 20 and Buchanan Ave. Carried 5-0.

**SPEED LIMIT RESOLUTION
GRANDY DRIVE
RESOLUTION #12,446**

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.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 10b. Motion by Ung second by Monson to approve project #17-1 with the Hungry Canyons Alliance for the repair and improvement of a stream grade control structure on Wolf Creek. Carried 5-0. Copy filed.
- 10c. Motion by Monson second by Ung to approve the plans for bridge replacement project #L-M208—73-97. Carried 5-0. Copy filed.
- 10d. Motion by Monson second by Ung to award the contract for project #FM-CO97(126)—55-97 to for \$. Carried 5-0. Copy filed.
- 11a. Motion by Monson second by Taylor to approve the reclassification of Michelle Skaff, Percentage Deputy, County Auditor Dept., effective 10-01-16, \$71,930/year, 5%=\$4,231/year. Salary Increase to 85% Percentage Deputy.; the appointment of Rebecca Navcau, Civillian Jailer, County Sheriff Dept., effective 10-12-16, \$18.00/hour. Job Vacancy Posted 8-24-16. Entry Level Salary: \$18.00/hour.; the appointment of Heidi Reising, Civilian Jailer, County Sheriff Dept., effective 10-14-16, \$18.00/hour. Job Vacancy Posted 8-3-16. Entry Level Salary: \$18.00/hour.; the reclassification of Forrest Johnston, District Foreman, Secondary Roads Dept., effective 11-01-16, \$67,967/year, 2%=\$1,373/year. Per Wage Plan Matrix, 6 year Salary Increase.; the reclassification of Rachael Edmundson, Asst. County Attorney, County Attorney Dept., effective 11-09-16, \$78,917/year, 3.8%=\$2,953/year. Per AFSCME Asst. County Attorney Contract agreement, from Step 7 to Step 8.; and the reclassification of Steven Holden, Building Services Supervisors, Building Services Dept., effective 11-09-16, \$55,166/year, 3%=\$1,604/year. Per Wage Plan Matrix, 6 month Salary Increase. Carried 5-0. Copy filed.

- 11b. Motion by Clausen second by Monson to authorize the Chairperson to sign the de-authorization of Percentage Deputy-80%, County Auditor. Carried 5-0. Copy filed.
- 11c. Motion by Clausen second by Ung to authorize the Chairperson to sign the Authorization to initiate the hiring process for Asst. County Attorney-U.S. HIDTA Grant, County Attorney Dept., Wage Plan: To Be Determined by Grant Funding.; Deputy Sheriff, County Sheriff Dept., CWA Deputy Sheriff: \$22.40/hour.; and Equipment Operator, Secondary Roads Dept., CWA Secondary Roads: \$21.71/hour. Carried 5-0. Copy filed.
- 11d. There was a discussion of wellness discounts. Copy filed.
- 11e. Presentations were made for jail medical services management by Advanced Correctional Healthcare and Midwest Corrections Group. Copy filed.
12. Motion by Taylor second by Ung to approve Veteran Affairs Dept. advertisement in the Sioux City Journal for up to \$2,000 from gaming revenue. Carried 5-0. Copy filed.
13. The Chairperson reported on day to day activities.
14. The Board members reported on their committee meetings.
15. There were no citizen concerns.
16. Board members presented their concerns and comments.

The Board adjourned the regular meeting until October 18, 2016.

Meeting sign in sheet. Copy filed.

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

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Public hearing and sale of property parcel #542685 (aka 2911 Sergeant Road)

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

BACKGROUND:

The board approved the Notice of Property Sale Resolution on October 4th, 2016.

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 sale of property to the City of Sioux City for \$442.00

ACTION REQUIRED / PROPOSED MOTION:

Approve the sale of property to the City of Sioux City.

RESOLUTION # 12,437

NOTICE OF PROPERTY SALE

Parcel # 542685

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 Road)**

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 **18th 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 **18th 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**.
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 4th 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: Cheryl Reynolds - City of Sioux City Date: 3-15-16

Address: _____ Phone: 279-6971

Address or approximate address/location of property interested in:
2911 Sergeant Road

GIS PIN # 884706454006

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

Legal Description:

LL-SC Comm 88-47 Auditor's Plat W 1/2 SE 6-88-47 N 68.62 feet on W Line + N 160 ft on NE Line Lot 2 Except Easterly Tracts Being 135 ft on N x 130.9 ft on S x 160 ft one

Tax Sale #/Date: 2005/01130 Parcel # 542685

Tax Deeded to Woodbury County on: _____

Current Assessed Value: Land \$30,700 Building — Total \$30,700

Approximate Delinquent Real Estate Taxes: \$618.00

Approximate Delinquent Special Assessment Taxes: \$187.00

*Cost of Services: \$135-

Inspection to: Jeremy Taylor Date: 3-15-16

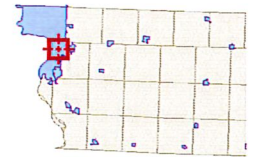
Minimum Bid Set by Supervisor: \$307 plus cost of services of \$135- for a total of \$442-

Date and Time Set for Auction: October 18th, 2016 @ 4:35

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



Overview



Legend

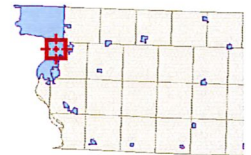
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- Residential Sales
- 2014
- 2015
- 2016
- ▭ Parcels

Parcel ID	884706454006	Alternate ID	542685	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	6-88-47	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	2911 SERGEANT RD	Acreage	n/a		2911 SERGEANT RD
	SIOUX CITY				SIOUX CITY, IA 51106-0000
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	LL-SC COMM 88-47 AUD PLAT W 1/2 SE 6- 88-47 N 68.62 FT ON W LINE & N 160 FT ON NE LINE LOT 2 EX ELY TCTS BEING 135 F T ON NX 130.9 FT ON S X 160 FT ONE				
	(Note: Not to be used on legal documents)				







Date created: 9/29/2016



Overview



Legend

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

Parcel ID	884706454006	Alternate ID	542685	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	6-88-47	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	2911 SERGEANT RD	Acreage	n/a		2911 SERGEANT RD
	SIOUX CITY				SIOUX CITY, IA 51106-0000

District 087 SC LL SIOUX CITY COMM
 Brief Tax Description LL-SC COMM 88-47
 AUD PLAT W 1/2 SE 6-
 88-47 N 68.62 FT ON
 W LINE & N 160 FT ON
 NE LINE LOT 2 EX
 ELY TCTS BEING 135 F
 T ON NX 130.9 FT ON
 S X 160 FT ONE

(Note: Not to be used on legal documents)

Date created: 9/29/2016

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

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Approval of Notice of Property Sale Resolution for Parcel #016035

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

BACKGROUND:

Minimum bid of \$169.00 has been set, due to interest in the property.

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:

Approve the resolution of Notice of Property Sale for parcel #016035 (318 W. 1st Street) with the public hearing and auction to be set for November 1st, 2016 at 4:35 p.m.

ACTION REQUIRED / PROPOSED MOTION:

Approve the Notice of Property Sale Resolution.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcel #016035

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

**Sioux City Outlots West 16 2/3 feet Lot 18 and East 16 2/3 feet Lot 19, City of Sioux City, Woodbury County, Iowa
(318 W. 1st 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 **1st Day of November, 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 **1st Day of November, 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 \$169.00** 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 18th 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: Ivan Espinoza Date: 3-8-16

Address: 310-12th Ave SW, Le Mars IA 51031- Phone: 712-251-4983

Address or approximate address/location of property interested in:
318 W 1st St.

GIS PIN # 8947 29 408 025

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

Legal Description:
W 16 2/3 feet Lot 18 + East 16 2/3 feet Lot 19 Sioux City Outlots Addition

Tax Sale #/Date: 2015/00942 Parcel # 016035

Tax Deeded to Woodbury County on: _____

Current Assessed Value: Land \$200 Building - Total \$200

Approximate Delinquent Real Estate Taxes: \$841.00

Approximate Delinquent Special Assessment Taxes: \$25,287.00

*Cost of Services: \$119 -

Inspection to: Jeremy Taylor Date: _____

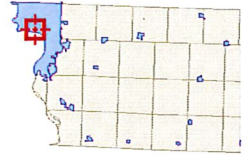
Minimum Bid Set by Supervisor: \$50 plus cost of services of \$119 for a total of: \$169-

Date and Time Set for Auction: November 1st @ 4:35 pm




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



Overview



Legend

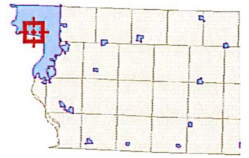
- Roads
-  Corp Boundaries
-  Townships
- Residential Sales
-  2014
-  2015
-  2016
-  Parcels

Parcel ID	894729408025	Alternate ID	016035	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	318 W 1ST ST	Acreage	n/a		514 Steepridge Ct.
	SIOUX CITY				Augusta, GA 30909-9644
District	276 CBD PARKWAY ORIG SC LL				
Brief Tax Description	SIOUX CITY OUTLOTS				
	W 16 2/3 FT LOT 18 &				
	E 16 2/3 FT LOT 19				
	(Note: Not to be used on legal documents)				







Date created: 10/13/2016
 Last Data Uploaded: 10/12/2016 10:50:59 PM



Overview



Legend

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

Parcel ID	894729408025	Alternate ID	016035	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	318 W 1ST ST	Acreage	n/a		514 Steepridge Ct.
	SIOUX CITY				Augusta, GA 30909-9644
District	276 CBD PARKWAY ORIG SC LL				
Brief Tax Description	SIOUX CITY OUTLOTS				
	W 16 2/3 FT LOT 18 &				
	E 16 2/3 FT LOT 19				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2016
 Last Data Uploaded: 10/12/2016 10:50:59 PM

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

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Approval of Notice of Property Sale Resolution for Parcel #219780

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

BACKGROUND:

Minimum bid of \$113.00 has been set, due to interest in the property.

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:

Approve the resolution of Notice of Property Sale for parcel #219780 (117 S. Colon Street) with the public hearing and auction to be set for November 1st, 2016 at 4:37 p.m.

ACTION REQUIRED / PROPOSED MOTION:

Approve the Notice of Property Sale Resolution.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcel #219780

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

**N 44 4/5 feet Lot 18, Highland Plat 2nd Addition, City of Sioux City, Woodbury County, Iowa
(117 S. Colon 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 **1st Day of November, 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 **1st Day of November, 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 \$113.00** 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 18th 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: Gina McBride Date: 11/3/15
Address: 2915 W. Highland Ave Phone: 898-0147

Address or approximate address/location of property interested in:
117 S Colon St.

GIS PIN # 894730301008

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

Legal Description:
N 44 4/5 Ft Lot 18, Highland Plat
2nd Addition, Sioux City, Woodbury
County, Iowa

Tax Sale #/Date: # 1077 6/17/13 Parcel # 219780

Tax Deeded to Woodbury County on: we only hold tax certificate

Current Assessed Value: Land \$6,300- Building 0 Total \$6,300-

Approximate Delinquent Real Estate Taxes: \$916-

Approximate Delinquent Special Assessment Taxes: 387-

*Cost of Services: \$112-

Inspection to: Mark Thomson Date: 11/3/15

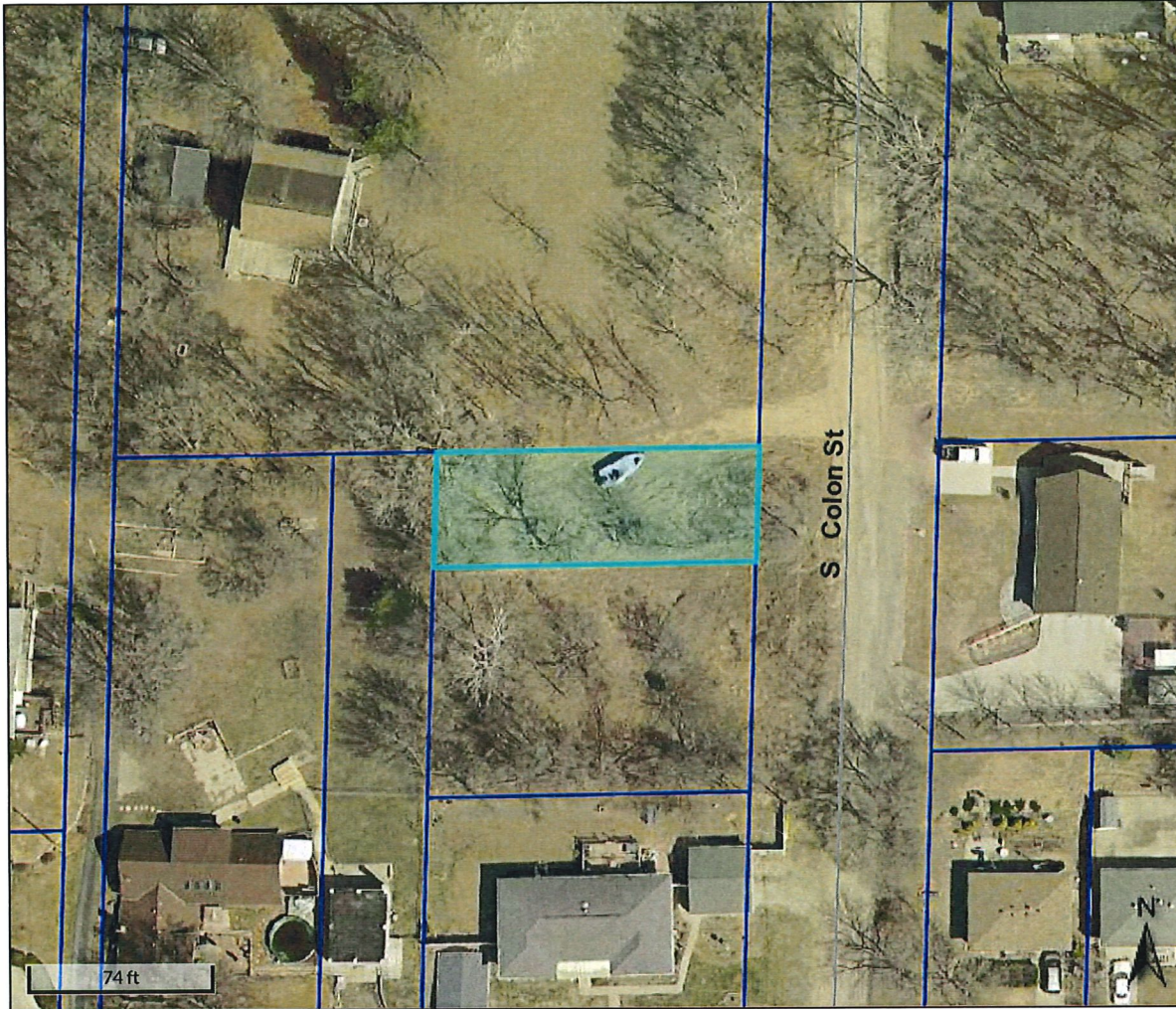
Minimum Bid Set by Supervisor: \$1⁰⁰ plus cost of services of \$112 for
a total of \$113-

Date and Time Set for Auction: November 1st @ 4:37pm.

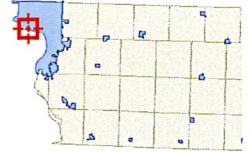
* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

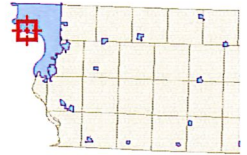
Parcel ID	894730301008	Alternate ID	219780	Owner Address	SCHONROCK DOROTHY L
Sec/Twp/Rng	0-0-0	Class	R		MAIL RETURNED,
Property Address	117 S COLON ST	Acreage	n/a		
	SIOUX CITY				
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	HIGHLAND PLAT 2				
	N 44 4/5 FT LOT 18				
	(Note: Not to be used on legal documents)				

Date created: 11/3/2015
 Last Data Upload: 11/3/2015 12:51:11 AM

 Developed by
 The Schneider Corporation



Overview



Legend

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

Parcel ID	894730301008	Alternate ID	219780	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	117 S COLON ST	Acreage	n/a		3031 JACKSON ST
	SIOUX CITY				SIOUX CITY, IA 51104-2741
District	087 SC LL SIOUX CITY COMM				
Brief Tax Description	HIGHLAND PLAT 2				
	N 44 4/5 FT LOT 18				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2016
 Last Data Uploaded: 10/12/2016 10:50:59 PM

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

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Approval of Notice of Property Sale Resolution for Parcel #481980

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:

BACKGROUND:

Minimum bid of \$240.00 has been set, due to interest in the property.

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:

Approve the resolution of Notice of Property Sale for parcel #481980 (3206 Westcott Street) with the public hearing and auction to be set for November 1st, 2016 at 4:39 p.m.

ACTION REQUIRED / PROPOSED MOTION:

Approve the Notice of Property Sale Resolution.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcel #481980

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

**Lot 2 Block 19 Springdale 2nd Addition, City of Sioux City in the County of Woodbury and State of Iowa
(3206 Westcott 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 **1st Day of November, 2016 at 4:39 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 **1st Day of November, 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 \$240.00** 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 18th 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: Barbara Kristen Date: 3/30/15

Address: _____ Phone: 490-6503

Address or approximate address/location of property interested in:
3206 Westcott St.

GIS PIN # 894715402 009

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

Legal Description:
Lot 2 Block 19 Springdale 2nd Addition
City of Sioux City in the County of Woodbury
and State of Iowa

Tax Sale #/Date: 6/18/2008 # 1165 Parcel # 481980

Tax Deeded to Woodbury County on: 10/10/16

Current Assessed Value: Land \$10,000 - Building Ø Total \$10,000

Approximate Delinquent Real Estate Taxes: \$15,207

Approximate Delinquent Special Assessment Taxes: \$13,710

*Cost of Services: \$215

Inspection to: Mark Monson Date: _____

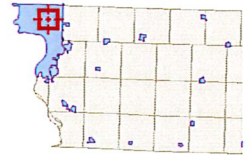
Minimum Bid Set by Supervisor: \$3 *plus of cost of services of \$215 for a total of \$240*

Date and Time Set for Auction: November 1st @ 4:39

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



Overview



Legend

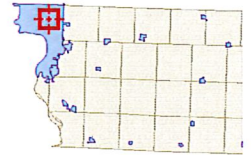
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- Residential Sales
- ▭ 2014
- ▭ 2015
- ▭ 2016
- ▭ Parcels

Parcel ID	894715402009	Alternate ID	481980	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	3206 WESTCOTT ST	Acreage	n/a		PO Box 65712
	SIOUX CITY				West Des Moines, IA 50265-0712
District	137 TETON AREA SC LL				
Brief Tax Description	SPRINGDALE 2ND				
	LOT 2 BLK 19				
	(Note: Not to be used on legal documents)				







Date created: 10/10/2016
 Last Data Uploaded: 10/7/2016 11:33:43 PM



Overview



Legend

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

Parcel ID	894715402009	Alternate ID	481980	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	3206 WESTCOTT ST	Acreage	n/a		PO Box 65712
	SIOUX CITY				West Des Moines, IA 50265-0712
District	137 TETON AREA SC LL				
Brief Tax Description	SPRINGDALE 2ND				
	LOT 2 BLK 19				

(Note: Not to be used on legal documents)

Date created: 10/13/2016
 Last Data Uploaded: 10/12/2016 10:50:59 PM

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

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Approval of Notice of Property Sale Resolution for Parcel #481995

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

BACKGROUND:

Minimum bid of \$151.00 has been set, due to interest in the property.

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:

Approve the resolution of Notice of Property Sale for parcel #481995 (3208 Westcott Street) with the public hearing and auction to be set for November 1st, 2016 at 4:41 p.m.

ACTION REQUIRED / PROPOSED MOTION:

Approve the Notice of Property Sale Resolution.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcel #481995

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

**Lot 3 Block 19 Springdale 2nd Addition, City of Sioux City in the County of Woodbury and State of Iowa
(3208 Westcott 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 **1st Day of November, 2016 at 4:41 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 **1st Day of November, 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 \$151.00** 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 18th 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: Barbara Krigsten Date: 3/30/15

Address: _____ Phone: 490-6503

Address or approximate address/location of property interested in:
3208 Westcott St.

GIS PIN # 894715402008

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

Legal Description:
Lot 3 Block 19 Springdale 2nd Addition

Tax Sale #/Date: # 1069 6/20/11 Parcel # 481995

Tax Deeded to Woodbury County on: 10/6/14

Current Assessed Value: Land \$ 7500 Building — Total \$ 7500

Approximate Delinquent Real Estate Taxes: \$ 643

Approximate Delinquent Special Assessment Taxes: —

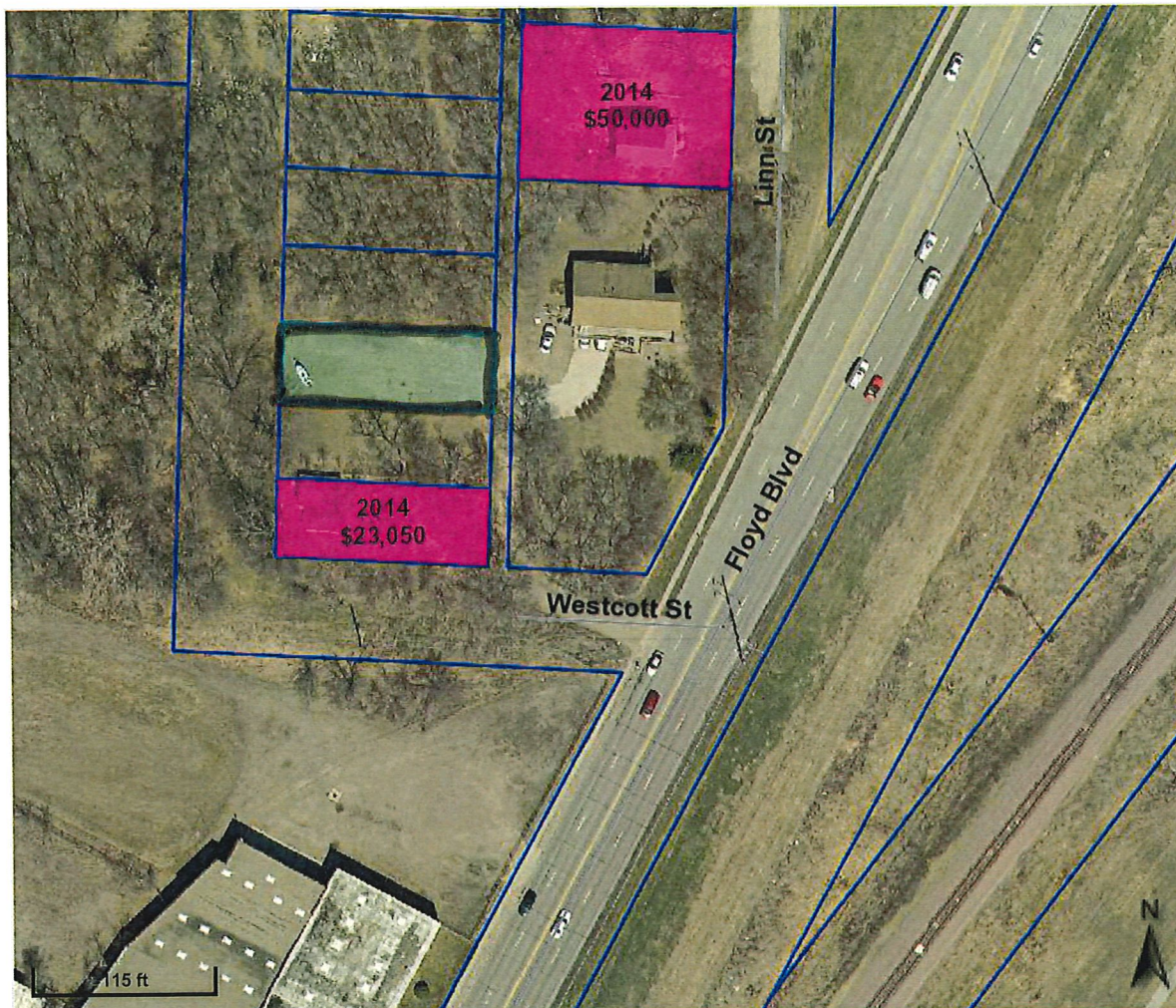
*Cost of Services: \$ 126

Inspection to: Mark Mason Date: 3/30/15

Minimum Bid Set by Supervisor: \$ 25⁰⁰ plus cost of services of \$ 126 for a total of \$ 151

Date and Time Set for Auction: November 1st @ 4:41

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



Overview



Legend

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

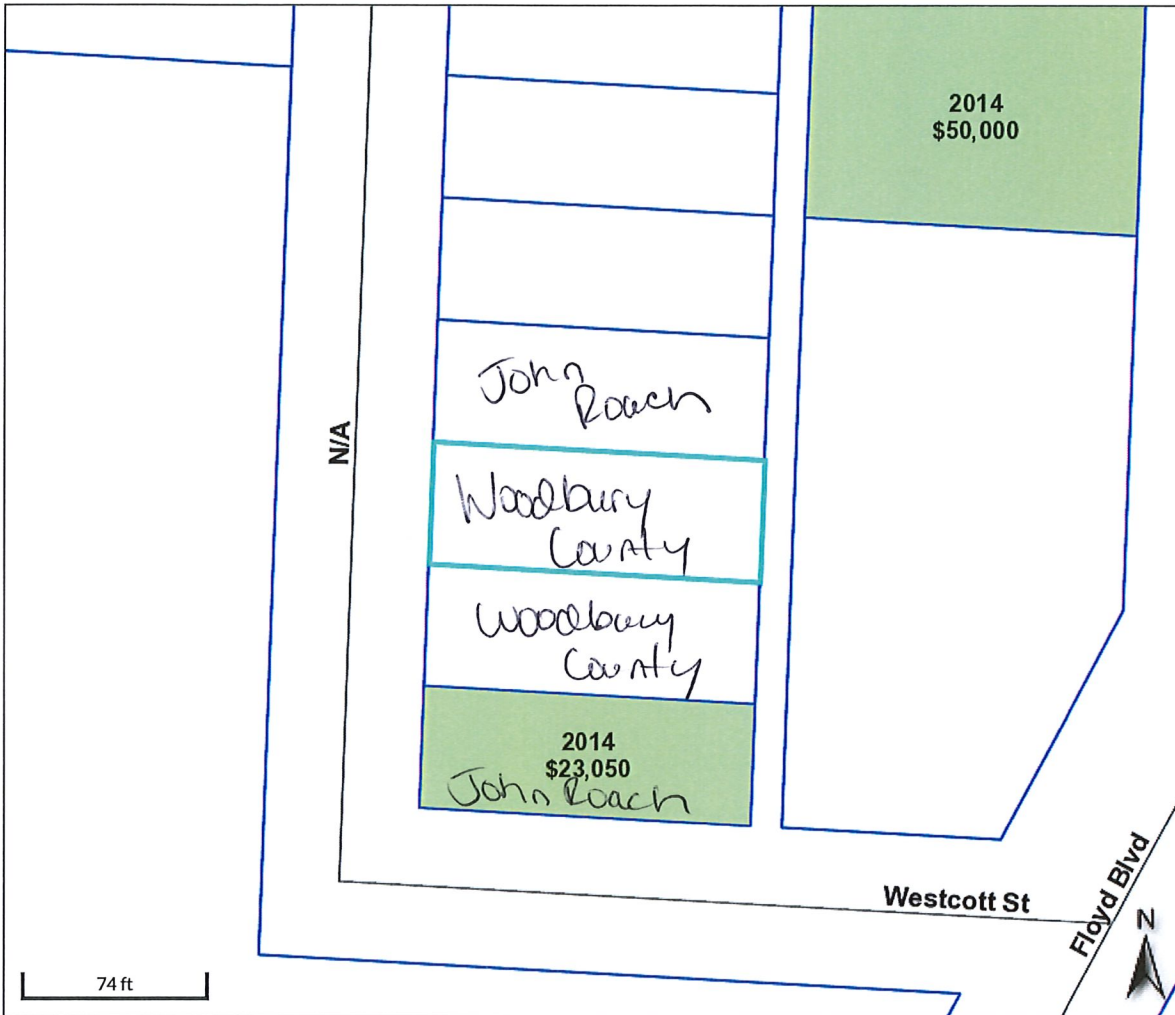
Parcel ID	894715402008	Alternate ID	481995	Owner Address	GENGLER JAMES P
Sec/Twp/Rng	0-0-0	Class	R		4105 COUNTRY CLUB BLVD
Property Address	3208 WESTCOTT ST	Acres	n/a		SIOUX CITY, IA 51104
	SIOUX CITY				

District 137 SC LL- TETON AREA LL
Brief Tax Description SPRINGDALE 2ND
 LOT 3 BLK 19

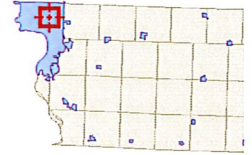
(Note: Not to be used on legal documents)

Last Data Upload: 3/29/2015 4:00:33 AM

Beacon™ Woodbury County, IA / Sioux City



Overview




Legend

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

Parcel ID	894715402008	Alternate ID	481995	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	0-0-0	Class	R		WOODBURY COUNTY COURTHOUSE
Property Address	3208 WESTCOTT ST	Acreage	n/a		1727 S HENNEPIN ST
	SIOUX CITY				SIOUX CITY, IA 51106-2526
District	137 TETON AREA SC LL				
Brief Tax Description	SPRINGDALE 2ND				
	LOT 3 BLK 19				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2016
 Last Data Uploaded: 10/12/2016 10:50:59 PM


 Developed by
 The Schneider Corporation

WOODBURY COUNTY, IOWA

RESOLUTION NO. _____

A RESOLUTION THANKING AND COMMENDING

Sheryl Skaff

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Sheryl Skaff has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 21 years from August 14, 1995 to December 30, 2016; and

WHEREAS, the service given by Sheryl Skaff 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 Sheryl Skaff 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, Sheryl Skaff.

BE IT SO RESOLVED this 18th day of October, 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

COUNTY RECORDER'S REPORT OF FEES COLLECTED
(See Chapter 342, Code)

#7

State of IOWA) SS:
County of WOODBURY)

To the Board of Supervisors of WOODBURY County:

I, DIANE SWOBODA PETERSON, Real Estate/Recorder Deputy of the above named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the period of 7/01/2016 through 9/30/2016 and the same has been paid to the County Treasurer.


	Number of Documents	Fees Collected
R.E. Transfer Tax State-Monthly		40,128.45
County Share R.E. Transfer Tax		25,994.37
Auditor Transfer Fee	1,114	6,185.00
Records Management Fees	3,941	4,013.00
Lien	120	610.00
Deed	1,078	13,597.00
Mortgage	1,144	63,985.00
Contract	39	1,360.00
Release/Assignment	1,149	6,967.00
Miscellaneous	303	4,800.00
Claimants	54	535.00
Agreement	32	665.00
Elec Tran Fee to State Untransferred (Aug & Sept)		2,801.00
UCC 1 & Addendum	35	538.00
Copy Money-Quarterly		565.50
Vitals Stats State-Monthly		13,479.00
Vitals Stats County-Quarterly		8,969.00
Accts. Receivable Payment-Quarterly		2,056.00
Transfer to Checking Account		
Previous Qtr. Acct. Receivable Balance		(3,499.00)
Bad Check Adjustment—Quarterly		0
Odd Size Documents	19	190.00
Overpayment Fee	48	224.40
Total	9,076	194,163.72

All of which is respectfully submitted.



 DIANE SWOBODA PETERSON Real Estate/Recorder Deputy

Subscribed and sworn to before me by DIANE SWOBODA PETERSON, Woodbury County Real Estate/Recorder Deputy this 12th day of October, 2016.

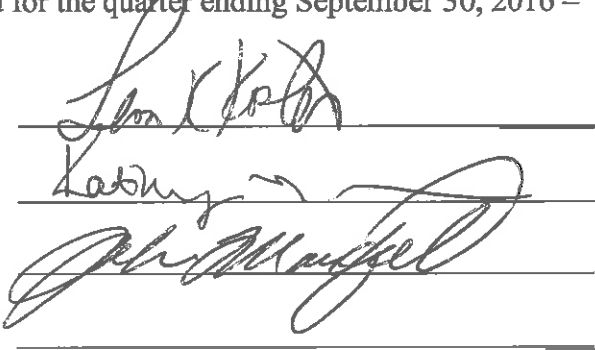


 PATRICK F. GILL County Auditor

QUARTERLY REPORT
COMMISSION OF VETERAN AFFAIRS

STATE OF IOWA
WOODBURY COUNTY

We, the undersigned, members of the Commission of Veteran Affairs, hereby certify that the following is a correct statement of the initials and amounts of assistance given to persons entitled to relief under Chapter 35 of the Code of Iowa, and for the quarter ending September 30, 2016 – 1st Quarter (July, August and September 2016).



Members of Veteran Affairs Commission

VETERAN	ASSISTANCE AMT
1005	\$400.00
1037	\$389.00
1052	\$428.61
1056	\$1627.87
1057	\$1000.00
1058	\$155.00
1059	\$718.56
1061	\$310.56
1062	\$779.89
1063	\$63.41
1064	\$525.00
1066	\$600.00
1067	\$319.03
1068	\$525.00
1069	\$473.99
1070	\$1000.00
1071	\$1000.00
1072	\$734.55
1073	\$191.19
1074	\$216.63
1075	\$525.00

TOTAL ASSISTANCE FY 15 - 16 1st QUARTER: \$ 11,983.29

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: October 18, 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
Rosener, Chris	County Sheriff	8-31-16	Sheriff Reserve Officer			S	Separation.
Grover, Timothy	County Sheriff	9-30-16	Sheriff Reserve Officer			S	Separation.
Petersen, Kyle	County Sheriff	9-30-16	Sheriff Reserve Officer			S	Separation.
Hogue, Joshua	County Sheriff	9-30-16	Sheriff Reserve Officer			S	Separation.
Skaff, Sheryl	County Sheriff	12-30-16	Civilian Jailer			S	Retirement.

APPROVED BY BOARD DATE:

ED GILLILAND, HR DIRECTOR:

Ed Gilliland

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 18, 2016

For the October 18, 2016 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) County Sheriff (4) Reserve Officers, Separations
- 2) County Sheriff Civilian Jailer, Retirement.

Ed G

Thank you

HUMAN RESOURCES DEPARTMENT

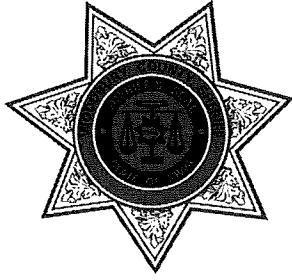
WOODBURY COUNTY, IOWA

DATE: October 18, 2016

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Sheriff	Civilian Jailer	CWA: \$18.00/hour		
Secondary Roads	(4) Temporary Equipment Operators	Wage Plan: \$21.71/hour		
	*Please see attached memos.			

Chairman, Board of Supervisors



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@sioux-city.org
FAX: 712.279.6522

September 12th, 2016

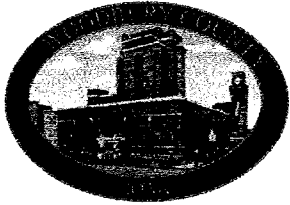
David A. Drew-Sheriff
Ed Gilliland-HR Director

Good day,

Correctional Officer Sheryl Skaff is retiring from the Woodbury County Sheriff's Office Transportation Division. Officer Skaff's last day will be November 30th, 2016 with a retirement date of December 30th, 2016. Sheriff Dave Drew is requesting HR Director Gilliland begin the Board approved process to fill the opening with a qualified candidate.

Officer Skaff is an excellent Officer and we wish her the very best and thank her for her service to Woodbury County and the Woodbury County Sheriff's Office.

Greg Stallman, Major



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.
mnhara@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: Woodbury County Board of Supervisors
Ed Gilliland, Woodbury County Human Resources Director

From: Mark J. Nahra, County Engineer

Date: October 4, 2016

Subject: Temporary Equipment Operator Positions

The Secondary Road Department is requesting that authorization be given for hiring up to four temporary equipment operators for our department to assist with winter snow removal.

Prior to the temporary full time staff reductions we have completed through attrition over the past four years, we were bringing on two to three part time operators each winter. With the one FTE temporary staff reductions at three of four maintenance districts in place, the use of four part time staff members for winter will allow us to maintain our past level of snow removal effort.

Please contact me if you have any questions. Thank you for your assistance and attention.

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

#10a

Date: 10/13/2016

Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Public Hearing and First Reading of 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:

This is item is a public hearing and first reading of the 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. On 10/11/16 the Board of Supervisors scheduled a public hearing and first reading of the ordinance for 10/18/16 at 4:45pm.

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:

- 1.) Hold the required Public Hearing followed by motion to close the public hearing
- 2.) Motion to approve the First Reading of the Ordinance.
- 3.) Motion to set a public hearing for the 2nd reading of the Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance on Tuesday, October 25, 2016 at 4:45pm.

ACTION REQUIRED / PROPOSED MOTION:

- 1.) Hold the required Public Hearing followed by motion to close the public hearing
- 2.) Motion to approve the First Reading of the Ordinance.
- 3.) Motion to set a public hearing for the 2nd reading of the Woodbury County Industrial and Owner-Operated Cattle Facility Property Improvement Tax Exemption Ordinance on Tuesday, October 25, 2016 at 4:45pm.

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

Jeremy Taylor, Chairman

Matthew Ung, Vice-Chairman

Larry Clausen, Member

Mark Monson, Member

Jaclyn Smith, Member

ATTEST:

Patrick Gill, Woodbury County Auditor

First Reading: _____

Second Reading: _____

Approved: _____

Published: _____

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

Date: 10/11/16

Weekly Agenda Date: 10/18/16

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

WORDING FOR AGENDA ITEM:

Quarterly Update on SIMPCO City/County Membership Dues Project

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This is the 1st quarterly update from SIMPCO on their work with rural cities that elected to participate in our city/county membership dues project in order to receive technical assistance from SIMPCO.

BACKGROUND:

In April, the Board of Supervisors approved a proposal to provide rural cities with a 50% match to pay for their membership dues to SIMPCO for the 2016-17 fiscal year. The County's portion of the match is being paid from Local Option Sales Tax (LOST) funds. As part of their proposal, SIMPCO agreed to provide the County with Quarterly and Annual reports, and the project is subject to re-evaluation at the end of the fiscal year.

For this project we budgeted \$7,292.50 for all rural cities = $\$14,585 \div 2 = \$7,292.50$.

Of the 14 rural cities, 8 accepted the offer to participate (Bronson, Danbury, Hornick, Lawton, Oto, Sgt. Bluff, Salix and Smithland). Our share for the dues of these 8 cities was \$4,288.

6 communities declined to participate (Anthon, Correctionville, Cushing, Merville, Pierson and Sloan). By not participating, we avoided expending \$3,495.50 from what we originally budgeted.

FINANCIAL IMPACT:

\$4,288 in LOST funds was expended for this project.

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:

Acknowledge the information presented in the 1st quarter update from SIMPCO.

ACTION REQUIRED / PROPOSED MOTION:

None

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

is Action

1122 PIERCE STREET
PO BOX 1077
SIOUX CITY IOWA 51102-1077
TELEPHONE (712) 279-6286
FAX (712) 279-6920
E-MAIL simpco@simpco.org

MEMORANDUM

TO: David Gleiser, Woodbury County Rural Economic Development Director

FROM: Michelle Bostinelos, SIMPCO Executive Director

DATE: October 12, 2016

RE: SIMPCO Progress Report Qtr. 1 | July 1 – September 30, 2016

The Woodbury County Board of Supervisors agreed to pay for one half of rural Woodbury County communities' membership dues to SIMPCO for FY 2017 (July 1, 2016 – June 30, 2017). The goal of the partnership is for rural Woodbury County communities to utilize the Siouxland Interstate Metropolitan Planning Council (SIMPCO) in providing tools, research, technical assistance and regional collaboration to help grow community and economic development project across Woodbury County.

In the spring of 2016, SIMPCO staff visited 14 rural Woodbury County communities and secured SIMPCO membership with eight towns. The member communities include: Bronson, Danbury, Hornick, Lawton, Oto, Salix, Smithland and Sergeant Bluff. At the end of the 1st quarter, SIMPCO had been in contact with seven of the eight communities, assisting with various projects, research, project brainstorming and data collection. Information in this report demonstrates project(s)/information requested, total time, and estimated value of services offered directly to each of the communities as well as the indirect value of SIMPCO membership and regional collaboration.

During the 1st quarter, SIMPCO spent approximately 208.5 direct hours which equals an estimated value of nearly \$14,178 assisting member communities in Woodbury County. In addition, SIMPCO secured \$13,000 in additional planning/project funds for the city of Lawton from the Iowa Department of Public Health. Indirect time working on projects, committees, outreach that indirectly benefits Woodbury County communities is estimated at 35.5 hours or an estimated value of \$2,414. The net benefit of SIMPCO membership for rural Woodbury County communities in the first quarter is equaled \$29,592.

First Quarter Notes:

- The cost/benefit analysis for the water/sewer improvements study in Salix took additional time and research that was not anticipated. SIMPCO did not charge Salix an additional fee over membership dues to complete this study. SIMPCO staff and the city of Salix were pleased with the final product, however moving forward a plan of such magnitude and scope would most likely include an additional charge on top of membership dues.
- SIMPCO was awarded \$13,000 to implement a Regional Nutrition and Physical Activities grant through Iowa Department of Public Health (IDPH) and Iowa Association of Regional Councils (IARC). SIMPCO is partnering with Siouxland District Health Department and the city of Lawton was selected as community partner. SIMPCO will be hosting a kick-off event on October 24 in Lawton to begin developing an action plan. The project will be completed by June 30, 2017.



- Unlike the other rural Woodbury County communities, Sergeant Bluff is part of the SIMPCO Metropolitan Planning Organization (MPO) and the urban area of Sioux City. MPO work may not be specifically directed to Sergeant Bluff but pertains to metropolitan transportation planning as a whole and Sergeant Bluff's placement in the MPO. Twenty percent of MPO funds are from MPO members' dues used as local match to complete the necessary work required to ensure federal transportation funds continue to flow into the metropolitan region.
- SIMPCO staff has been unable to reach the city of Smithland through email or telephone calls to City Hall during the 1st quarter. We will continue to reach out to the community and make a connection in the 2nd quarter. It is anticipated that communities of Smithland, Hornick, and Oto will need assistance with budget preparation as was provided in previous years by SIMPCO staff.
- Woodbury County communities received the following electronic newsletters and information sent out by SIMPCO:
 - *Grant Blast* – July 2016
 - *Summer Newsletter* which includes information on community projects, economic development, transportation, housing, upcoming meetings and grant opportunities - August 2016
 - Information was sent out about the opportunity for communities to apply for technical services through Smart Growth America – September 2016
 - Information was sent out about Intern Connect, a regional event connecting interns with employers – September 2016
 - Information was sent out regarding Municipality Budget Training offered by ISU Extension – September 2016
- SIMPCO staff sits on the Mid-states Community and Economic Development Conference Planning Committee. This conference will take place in April 2017. The conference is one of the largest rural development events in the three state region and is a joint project of several agencies and organizations in Iowa, Nebraska and South Dakota. It is designed for local leaders and offers workshops on strategies and ideas for rural development. Woodbury County communities will be encouraged to attend the event.
- SIMPCO leads or participates in several groups and committees that benefit Woodbury County rural communities through regional cooperation. During the first quarter, SIMPCO lead or participated in the following committees/boards/organizations/groups:
 - Grown Siouxland Taskforce
 - SIMPCO MPO Transportation Advisory Committee and Policy Board
 - Highway 20 Association (including co-hosting the July 8 meeting in Sioux City)
 - Siouxland Economic Development Corporation (SEDC)
 - Interchange Justification Report (IJR) for Woodbury County Technical Committee
 - Tri-State Incident Management Team
 - Local Emergency Planning Committee (LEPC)
 - Western Iowa Community Improvement Regional Housing Trust Fund
 - Iowa DOT Commission presentation in Sioux City, August 9
 - Iowa Association of Regional Councils (IARC)
 - Coalition for a Greater Siouxland
 - SIMPCO MPO Bicycle/Pedestrian Roundtable
 - Siouxland Chamber of Commerce Transportation Committee

- Siouxland Chamber Legislative Committee
 - Siouxland Regional Transportation Planning Association (SIMPCO-RPA)
 - SIMPCO's Comprehensive Economic Development Strategies (CEDs) Committee
 - Siouxland Regional Transit System Board
- SIMPCO continued to work with Siouxland District Health Department on the Partnership to Improve Community Health (PICH) project. This project focuses on Safe Routes to School and Complete Street (bicycle/pedestrian) projects in the communities of Lawton, Sergeant Bluff, Merville, and Sloan.
 - Through SIMPCO's Western Iowa Community Improvement Regional Housing Trust Fund, three housing rehabilitation projects have been completed in Woodbury County communities, including in Danbury (\$5,486), Oto (\$9,775) and Anthon (\$7,382).
 - SIMPCO staff is currently working on establishing a pavement management analysis program which would allow the county and communities within the county to measure pavement condition.

Anticipated work in 2nd Quarter:

- SIMPCO staff has provided Danbury with information on several different programs including CDBG, trail funding, housing, resources for community betterment project, etc. Staff has asked Danbury City Council to provide a priority listing of projects they would like complete or have SIMPCO assist with.
- SIMPCO staff is currently working to create a logo for Hornick. We anticipate that the draft logo will be provided to the City by end of the calendar year.
- SIMPCO staff will continue to reach out to Smithland and Bronson to develop priorities and projects for community and economic development.
- SIMPCO staff will be working on Community Profile brochures/flyers which would help promote economic development growth and serve as a marketing tool for communities.
- SIMPCO staff will continue to work with Lawton on the Public Health Regional Nutrition and Physical Activities project. Work that will be complete in the 2nd quarter includes a kick-off vision meeting in October and a completed Action Plan by the end of the calendar year.
- SIMPCO staff will continue to work with Oto on grant application for ambulance improvements.
- SIMPCO staff will work with Smithland, Oto and Hornick on budget preparations
- Metropolitan Planning Organization work will continue which will affect Sergeant Bluff including MPO meetings, Transportation Improvement Program (TIP) management, work with IJR Technical Committee, Tri-State Incident Management Team, and MPO Bicycle/Pedestrian Roundtable.

- SIMPCO will continue to work with Siouxland District Health Department on projects related to Safe Routes to School and bicycle/pedestrian improvements in Sergeant Bluff, Lawton, Sloan and Merville.
- SIMPCO staff will continue to develop the pavement management program.
- One housing rehab project is anticipated to be complete in Anthon and SIMPCO will be accepting applications for additional housing rehab projects in Woodbury County.
- During the second quarter, SIMPCO will lead or participated in the following committees/boards/organizations/groups which benefit Woodbury County Communities:
 - Grow Siouxland Task Force
 - Mid-States Conference Planning Committee
 - Region III Regional Entrepreneurship Project
 - Transportation Advisory Group (TAG)
 - Iowa Association of Regional Councils (IARC)
 - MPO Bicycle/Pedestrian Roundtable
 - Siouxland Economic Development Cooperation
 - Interchange Justification Report (IJR) for Woodbury County Technical Committee
 - Tri-State Incident Management Team
 - SIMPCO MPO Transportation Advisory Committee and Policy Board
 - Siouxland Chamber Legislative Committee and Transportation Committee
 - Siouxland Regional Transit System Board
 - Coalition for a Greater Siouxland
 - Siouxland Regional Transportation Planning Association (SIMPCO-RPA)
- SIMPCO will continue to distribute electronic newsletters and grant blasts about upcoming activities/events/trainings/grants.

Siouxland Interstate Metropolitan Planning Council

Progress Report: July 1 – September 30, 2016

Community	SIMPCO Staff	Project(s)/Information Requested	Total Time (hours)	Estimated Value	Additional Member Fee
Bronson Total Dues: \$636 Woodbury County Portion: \$318	Jake Heil	Attending a meeting on derelict building grant application. Follow-up work on meeting including putting together application and communication with DNR/Woodbury Co. Rural Economic Development	4	\$272	none
Danbury Total Dues: \$668 Woodbury County Portion: \$334	Michelle Bostinelos, Nicole Peterson, Joe Surdam, Jake Heil	Attending City Council meeting to talk about possible projects. Provided information requested at meeting including: bike trail funding, park shelter, CDBG programs and urban renewal information. Met with City Clerk and Mayor for a tour of community discussed project ideas further and developed a table of resources and possible projects for Council to prioritize.	6	\$408	none

Community	SIMPCO Staff	Project(s)/Information Requested	Total Time (hours)	Estimated Value	Additional Member Fee
<p>Hornick Total Dues: \$520 Woodbury County Portion: \$260</p>	<p>Michelle Bostinelos, Jake Heil Joe Surdam</p>	<p>Attended meeting city clerk to talk about possible projects. Provided information requested at meeting including; bike trail funding, community center funding, CDBG program and city logo. Designing a new city logo for the city.</p>	<p>6.5</p>	<p>\$408</p>	<p>none</p>
<p>Lawton Total Dues: \$1,113 Woodbury County Portion: \$557</p>	<p>Michelle Bostinelos, Jake Heil, Joe Surdam, Nicole Peterson</p>	<p>2 Complete Streets/Safe Routes to School meetings (August & September)</p> <p>4 meetings on Iowa Department of Public Health Regional Nutrition and Physical Activities project. This included 3 meetings with staff/Iowa Association of Regional Councils (IARC), IDPH and Siouxland District Health and 1 Council meeting. Time spent organizing and developing materials for Oct 24 kick-off meeting.</p>	<p>10</p>	<p>\$680</p>	<p>none</p>

Community	SIMPCO Staff	Project(s)/Information Requested	Total Time (hours)	Estimated Value	Additional Member Fee
Oto Total Dues: \$380 Woodbury County Portion: \$190	Kevin Randle	Wrote the city's MRHD special grant for sidewalk/infrastructure improvements	20	\$1360	none
Salix Total Dues: \$686 Woodbury County Portion: \$343	Michelle Bostinelos, Gabriel Appiah	Salix Cost/Benefit Analysis for water/sewer improvements	140	\$9,520	none
Smithland Total Dues: \$519 Woodbury County Portion: \$260		No projects thus far, staff has been trying to reach Smithland			
Sergeant Bluff Total Dues: \$4,054 Woodbury County Portion: \$2,027	Michelle Bostinelos Jake Heil Kevin Randle	Safe Routes to School and complete streets meeting Wrote letter of support for MRHD application MPO Work**: July & September MPO TTC and Policy Board meetings; IJR/South Bridge Interchange technical committee meetings; presentation to the Iowa DOT Commission; Bicycle/Pedestrian Roundtable meeting; Attend Tri-State Incident Management Meeting	22	\$1,496	none

Direct Totals: This includes time directly working with Woodbury County communities on projects, data collection and technical assistance.

Totals Dues	Woodbury County Portion	Total Time (hours)	Estimated Value
\$8,576	\$4,288	208.5	\$14,178

Indirect Totals: This includes time working on projects, committees, outreach that indirectly benefits Woodbury County communities.

Program/Project	Total Time (hours)	Estimated Value
Newsletter/Grant Blasts/Notification of Events/Training	4	\$272
Committees/Meetings/Boards	23	\$1,564
PICH (nonmember work)	3.5	\$238
Pavement Management	5	\$340
Totals:	35.5	\$2,414

Total Net Benefit:

Direct Total Estimated Value	\$14,178
Indirect Total Estimated Value	\$2,414
Lawton IDPH Grant Award	\$13,000
Total:	\$29,592

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

#10c

Date: 10/11/16

Weekly Agenda Date: 10/18/16

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

WORDING FOR AGENDA ITEM:

Quarterly Update on Rural Comprehensive Planning Project

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This is the 1st quarterly update from Simmering Cory, Inc. (SCI) on their work with the 11 rural cities that elected to participate in our rural comprehensive planning project and receive a new or updated comprehensive plan.

BACKGROUND:

In July, the Board of Supervisors awarded a contract to SCI to provide 11 rural cities with a new or updated comprehensive plan over the course of 3 years. \$112,530 in Local Option Sales Tax (LOST) funds was budgeted for this project. As part of their proposal, SCI agreed to provide the County with Quarterly progress reports.

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:

Acknowledge the information presented in the 1st quarter update from SCI.

ACTION REQUIRED / PROPOSED MOTION:

None

10.9.2016

Memo

To
David Gleiser

From
Justin Yarosevich



CC
Jennifer Movall

Re
Woodbury County Rural
Cities Comp Plan Update

Comments:

David,

As the calendar page flips into October we wanted to provide a brief update on the Woodbury County Rural Cities Comprehensive Plan Project.

September has been a behind the scenes month with a lot of research happening on our end. We have been pulling together information on Hornick and Correctionville and planning for the upcoming Community Visioning Sessions. The Woodbury County Assessor and the city staff from each community have been very helpful in the collection of data and pictures.

In August we completed individual kick-off meetings with both Hornick and Correctionville. During that time, we met with City staff and some elected officials to gather input and information on the community. SCI also conducted windshield surveys of housing in each community and took pictures during our visit.

During the kick-off meetings we scheduled the upcoming meetings for the Community Visioning Session and the joint Council/Planning and Zoning work session. We did not schedule a P&Z / Council work session in Hornick since they didn't have a P&Z Commission. We will instead do the Community Visioning Session and then meet with Council.

In general, we are on schedule at this point in time. It's possible with the holidays in November and December that we will run into some issues with scheduling and potentially fall behind some but we'll do our best to stay on schedule. As we work with each City to schedule their respective meetings we want to ensure that we schedule the meetings at a time that is most productive for the community, which could mean some shuffling of the schedule. If we get to a point that looks like we will be delayed, we will be sure to let you know.

Upcoming Dates:

October 12, 2016 – Hornick Community Visioning Session

October 17, 2016 – Correctionville P&Z / Council Work Session

November 11, 2016 – Correctionville Community Visioning Session

Simmering-Cory, Inc.

Tel 641-355-4072
Fax 641-357-7561

610 Buddy Holly Drive
Clear Lake, IA 50428

www.simmeringcory.com
justin.yarosevich@simmeringcory.com

Next Steps:

November is the next kick off month for the next couple of Cities (Sloan and Bronson). We have already reached out to Sloan and will be reaching out to Bronson in the next week to let them know that we are on schedule and to set up a kickoff meeting with them in November.

Billing:

As we move forward I am working on a bill format that will show you where we are in conjunction with the percentage complete for each community. As of right now I would like to get through October and then submit the first bill for work completed to date.

As always if you have any questions or concerns please don't hesitate to let me know.

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

#10d

Date: 10/11/16

Weekly Agenda Date: 10/18/16

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

WORDING FOR AGENDA ITEM:

End of Year Update on the Rural Woodbury County Development Committee

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This is the end of the year update on the Rural Woodbury County Development Committee.

BACKGROUND:

In October 2015, the Board of Supervisors approved the creation of the Rural Woodbury County Development Committee (RWCDC) as a Special Purpose committee. The purpose of this committee was "to develop recommendations for new rural economic development programs that more effectively use Local Option Sales Tax (LOST) in such a way as to have a greater economic development impact." Membership of this committee was comprised of 2 rural mayors, 2 representatives of rural media, 2 representatives of the Tax Payers Research Council, 2 County Supervisors, and the County Rural Economic Development Director.

Since it's formation, the committee met 6 times and held 1 town hall-style meeting in the county. The committee helped develop a Rural Economic Development Needs Assessment Survey which was disseminated to every rural city in the county and used the data collected to help formulate recommendations on rural economic development programs and initiatives. Such recommendations from this committee include: the dedication of the balance and budget of LOST funds for rural economic development, the County's support of the Ag & Expo Center Project, the Rural Comprehensive Planning Project, financial support for long-range planning services for the rural cities already with comprehensive plans and not participating in the Rural Comp. Plan Project, the SIMPCO City/County Dues Project, the continued support of providing assistance to form Community Development Corporations, and the partial tax exemption for Industrial and Owner-Operated Cattle facilities ordinance.

Through consensus, the committee believes it has met its objective and will not request a reauthorization at this time.

Per County policy, Special Purpose committees sunset at the end of each calendar year unless reauthorized by the Board of Supervisors. Accordingly, the RWCDC's scheduled sunset date is December 31, 2016. The committee's last meeting was held on 9/20/16.

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:

Acknowledge the information presented in the end of the year update.

ACTION REQUIRED / PROPOSED MOTION:

None

Rural Woodbury County Development Committee Meeting Minutes

Woodbury County Law Enforcement Center, 1st Floor Training Room

Tuesday, 9/20/16, 2-2:30 PM

Members Present:

1. Kent Baker – The Record
2. David Gleiser – Woodbury County Rural Economic Development Department
3. Dawn Norton – Woodbury County Rural Economic Development Department (Guest)
4. Jeremy Taylor – Woodbury County Board of Supervisors
5. Jon Winkel – City of Sergeant Bluff

AGENDA

- A.) Approval of 4/26/16 Minutes
- B.) RWCDC Updates
 - Local Option Sales Tax, Balance & Budget for Economic Development
 - Ag & Expo Learning Center Project
 - City/County SIMPCO Membership Dues Project
 - Rural Comprehensive Planning Project
 - Long-Range Planning Assistance (Menville, Salix, Sgt. Bluff)
 - Community Development Corporation Formation Assistance
 - RWCDC Newsletter
 - Ordinance for Partial Tax Exemption (427B)
- C.) New Business
- D.) Next Steps
- E.) Adjourn

A.) Approval of 4/26/16 Minutes

Motion and second with approval of minutes 4/26/16 (Carried 4-0)

B.) RWCDC Updates:

Discussion - Local Option Sales Tax (LOST), Balance & Budget for Economic Development

Jeremy Taylor reminded members that roughly \$575,000 is generated annually in LOST funds for economic development and that last year the Board of Supervisors dedicated about \$535,000 of LOST funds to help offset property taxes. Taylor also stated that he believes going forward the Board of Supervisors will dedicate \$1 of every \$2 from CF Revenue (\$130M over 20 years, of which \$56M comes directly to the county) to help lessen the need to rely on LOST funds to mitigate coming back to tax levies to keep up with inflation, bargaining, etc. Members were informed that of the unobligated balance of \$700,000 in LOST funds, the Board of Supervisors agreed with the RWCDC's recommendation to " earmark " those dollars for rural economic development programs and initiatives such as the Comp. Plan and SIMPCO dues projects.

Ag Expo & Learning Center Project

Taylor informed members that the Board of Supervisors voted in favor of providing financial support to Sioux City's Ag Expo & Learning Center project by committing to \$1.5M over 10 years (\$150K per year from Gaming Revenues). The information was well received as the RWCDC members, through consensus at the last meeting, made the recommendation that LOST funds be dedicated to rural economic development and not the Ag Expo project. Taylor stated that \$6.7M has been raised so far by private contributions to go towards the \$14.9M project. Taylor also said the Iowa Economic Development Authority would vote on state-level assistance during their October 21st board meeting. Taylor sits on the Architectural committee for the project and stated that he appreciates the fact that they have hired

a well-known and trusted architecture firm that specializes in equestrian stadium projects and that the project will incorporate the historical preservation of the Sioux City Stockyards into the overall design of the facility.

Discussion - City/County SIMPCO Membership Dues Offer

David Gleiser informed the committee that since entering into an agreement with SIMPCO to pay for half of the annual membership dues for rural cities wishing to participate, 8 accepted the offer and 6 declined. Participating cities include: Bronson, Danbury, Hornick, Lawton, Oto, Sgt. Bluff, Salix and Smithland. Cities that declined to participate include: Anthon, Correctionville, Cushing, Merville, Pierson and Sloan. Members then reviewed the update of activities from SIMPCO for the period of 7/1 to 9/15. Gleiser mentioned an Annexation/Infrastructure Expansion Cost-Benefit Analysis prepared by SIMPCO for Salix as being an extremely useful product that will help the City Council make important long-range decisions related to annexation and infrastructure investments. Jon Winkel shared an example of how the City of Sgt. Bluff recently negotiated an agreement with rural water & septic homeowners as they annexed them into the city. Winkel stated his willingness to help Salix do the same. Kent Baker mentioned how many rural communities had unfavorable past experiences with SIMPCO, which may be the reason why 6 communities declined the offer. Baker also mentioned being at a City Council meeting in June where a SIMPCO representative made a presentation about the Dues offer to the City Council and then at the next meeting the Council was informed that the person was no longer with SIMPCO. Baker noted that frequent employee turnover has been common with SIMPCO in the past and has contributed to cities being apprehensive to work with them. Gleiser said his biggest concern for the project was that there may be too much technical assistance being deployed at the moment with the Comp. Plan project, CDC's being formed and the SIMPCO project running at the same time. His fear is that communities may become confused or feel burned out. SIMPCO will provide the county with quarterly updates.

Discussion - Rural Comprehensive Planning Project

Gleiser shared copies of the winning proposal submitted jointly by the planning firm, Simmering Cory Inc. and the engineering firm, I & S Group. Gleiser said the review committee recommended this proposal due to the fact that in addition to having favorable recommendations from cities within the county, their proposal would develop comprehensive plans and provide preliminary probable costs for infrastructure projects identified in those plans. Gleiser felt this would really provide cities with the information they need to execute next steps. It was noted that 11 plans will be developed over 3 years at a total cost of \$112,530.

Discussion - Potential for Long-Range Planning Assistance (Merville, Salix, Sgt. Bluff)

Gleiser informed the committee that per the group's recommendation, the Board of Supervisors voted in favor to provide the 3 cities (Merville, Salix, Sgt. Bluff) not included in the Rural Comprehensive Planning Project with a like-dollar amount for other long-range planning projects. Each city may be reimbursed up to \$10,230 over the next 3 years to cover planning related expenses, as well as construction for projects previously identified in existing planning documents. Winkel expressed his appreciation for the assistance and shared how Sgt. Bluff was using those dollars. Gleiser also shared how Merville and Salix intend to use those dollars.

Discussion - Community Development Corporation Formation Assistance

Gleiser informed members that since the Board of Supervisors voted in favor of the committee's recommendation to continue allowing the Rural Economic Development Dept. to cover the costs of forming new CDC's in cities without one, 1 new CDC has been formed in Anthon and work is progressing

in 2 cities (Danbury & Pierson) to either modify the by-laws of an existing Community Betterment Club to allow them to facilitate economic development projects, or renew the non-profit status of the old CDC; 3 cities (Bronson, Hornick and Salix) have indicated serious interest in forming new CDC's soon; and 2 cities (Lawton and Smithland) will more than likely create one at a later time. Members were reminded that 6 cities (Correctionville, Cushing, Merville, Oto, Sgt. Bluff and Sloan) already had pre-existing CDC's.

Discussion – RWCDC Newsletter

Gleiser presented a draft RWCDC newsletter to the committee which featured an article on the committee, an overview of the Rural Economic Development Dept., and small business resources. Gleiser said he'd like to give copies of the newsletter to city councils while providing them with an update on the RWCDC's accomplishments. Members present agreed to review the document and provide Gleiser with any feedback they have. Baker also said he would search his files to see if he had any photos of the RWCDC in action.

Discussion – Ordinance for Partial Tax Exemption (427B)

Gleiser presented members with an ordinance that he intends to present to the Board of Supervisors in hopes they formally adopt it. He explained that Iowa Code 427B allows cities and counties to provide a 5-yr partial tax exemption for qualifying industrial projects and cattle facilities. Gleiser said that based on feedback garnered from the Rural Economic Development Needs Assessment Surveys, he felt this ordinance would help to address the desire for the county and cities to have "something to offer" as an incentive for qualifying projects. Gleiser said this ordinance is something that cities themselves could adopt and he has already shared it with Sgt. Bluff. Gleiser recognized the fact that not many rural cities have industrial zoned districts, however it's something they could offer and it's also something that could benefit the Ag community. He said he consulted with the Woodbury County Cattleman's Association and the Woodbury County Farm Bureau on the ordinance and both were supportive of it. Gleiser said he was told that recent construction estimates for a new cattle feed lot are \$1,000 per head of cattle, so a 1,000 head facility is worth \$1M in new taxable valuation. Taylor stated that he believes the Board of Supervisors will adopt the ordinance as he believes they want Gleiser to have more "tools" to work with. Gleiser said he would include this ordinance in his discussion with city councils and sharing of the RWCDC newsletter.

C.) New Business

Taylor presented members present with a letter from the Board of Supervisors thanking them for their service on the RWCDC. Taylor stated that since the group's formation, they have essentially accomplished their mission to help develop recommendations for potential uses of LOST funds. Taylor said he sincerely appreciated the forward-thinking of the group's ideas and collaborative spirit from which they've operated from. Gleiser added that with the enactment of recommendations made by the RWCDC, his department will have plenty of work to do for the next 3-5 years.

D.) Next Steps

Taylor stated that he would update the Board of Supervisors on the group's last meeting and share the final products (newsletter and 427B ordinance). Taylor stated that if there is a need in the future to reconvene the committee, members would be notified directly.

E.) Adjourn

The meeting adjourned at 2:50 PM.

SMALL BUSINESS RESOURCES



Where to Begin

Starting a new business or expanding an existing one is a daunting challenge. The risks of owning your own business can be high, but the rewards can be well worth it. However, if you look at national statistics, more businesses fail every year than those that start. There are many reasons why a business fails. They include poor product concept, lack of a reasoned business plan, undercapitalization, insufficient marketing efforts, and changing market economics.

So with statistics like these, how do you become a business success and not a business failure? The answer is to have a viable strategic and tactical plan, seek help, and be smart about how you set up your business and how much you spend or borrow to do that. Listed below are a few resources that have been identified by the Rural Economic Development department to help you or that person in your community be successful when taking that big leap.

Technical Assistance & Access to Capital



The SBDC at WITCC provides free one-on-one business counseling and other practical business services, including business plan development, market research services and a variety of business education classes.

4647 Stone Ave. Room B113
Sioux City, IA 51102
(712) 274-6454
www.iowasbdc.org/regional-center/sioux-city



SCORE provides free mentoring and low-cost workshops to entrepreneurs who want help starting or growing their business

320 6th St. Room 186
Sioux City, IA 51101
(712) 277-2324
www.siouxcity.score.org



IASourceLink provides free business webinars, expert advice, and a searchable directory of organizations that assist Iowa businesses can all be found on IASourceLink.

200 East Grand Ave.
Des Moines, IA 51101
(515) 725-3193
www.iasourcelink.com



Siouxland Economic Development Corporation (SEDC) offers financial assistance programs and services to assist small and medium sized businesses get started or expand.

617 Pierce St, Ste 202
Sioux City, Iowa 51101
(712) 279-6430
www.siouxlandedc.com



USDA Rural Development provides funding opportunities for rural small businesses through loans, loan guarantees, and grants.

617 Pierce St, Ste 202
Sioux City, Iowa 51101
(712) 279-6430
www.rrd.usda.gov/programs-services/programs-services-businesses



Renew Rural Iowa is designed to help increase the enterprise value of new and existing businesses in Iowa's small towns through a program of business education, mentoring, and the financial resources to help businesses grow.

617 Pierce St, Ste 202
Sioux City, Iowa 51101
(712) 279-6430
www.rrd.usda.gov/programs-services/programs-services-businesses

Growth & Prosperity

Newsletter Published by the Rural Woodbury County Development Committee
September 2016



This Issue

Exploring Opportunities P.1-2
Rural Econ. Dev. Dept. P.3
Resources for Businesses P.4

Designed just for you!

This newsletter was designed to help give you a better understanding of what Woodbury County is doing to promote and facilitate economic development in rural Woodbury County. We hope it's successful because we want your city and our county to be successful. Enjoy!

Exploring Opportunities for Rural Woodbury County

In October 2015, the Woodbury County Board of Supervisors formed the Rural Woodbury County Development Committee (RWDC) as an advisory committee charged with the task of developing recommendations for new economic development programs that more effectively use Local Option Sales Tax (LOST) funds in such a way as to have a greater economic development impact. The committee is comprised of 2 rural city Mayors (Jim Fisher of Merville and Jon Winkel of Sgt. Bluff), 2 rural newspaper representatives (Kent Baker of The Record and Wayne Dominowski of The Advocate), 2 representatives of the Tax Payers Research Council (Taylor Goodvin and Jim Johnson), 2 County Supervisors (Mark Monson and Jeremy Taylor), and the County's Rural Economic Development Director, David Gleiser.

In less than one year, the RWDC has developed a series of recommendations for the Board of Supervisors on the use of LOST funds to support economic and community development in rural Woodbury County. To formulate their ideas, the group collected input from rural stakeholders and city officials throughout the County by using a needs assessment survey and holding a county-wide town hall-style public meeting. Along with County staff, they analyzed the budget and formulated a strategy on how LOST funds should be expended over the next 3-5 years. Armed with this information, the committee developed 4 top-priority recommendations which were presented to and approved by the Woodbury County Board of Supervisors.

RECOMMENDATION I: The committee felt very strongly about the County using LOST funds strictly for rural economic development purposes only. During the development of this recommendation the City of Sioux City made a very publicized request for the County to financially participate in their capital campaign to help secure financing from the State for their Ag & Expo Center project. The committee wanted to ensure that rural communities would not lose LOST funds in order for the County to provide financial support to Sioux City for their project. The Board of Supervisors agreed. They committed LOST funds for rural economic development purposes and chose to use Gaming Revenues to help support the Ag & Expo Center.

See **EXPLORING OPPORTUNITIES** P. 2

Exploring Opportunities (continued)



Kent Baker President The Record	Wayne Dominowski Editor The Advocate	Jim Fisher Mayor City of Merville	David Gleiser Director Woodbury County Rural Econ. Dev.	Taylor Goodvin Exec. Director Tax Payers Research Council	Jim Johnson President Tax Payers Research Council	Mark Monson Supervisor Woodbury County Board of	Jeremy Taylor Chairman Woodbury County Board of	Jon Winkel Mayor City of Sgt. Bluff
--	---	--	--	--	--	--	--	--

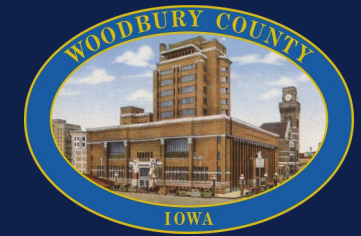
RECOMMENDATION II: The committee believed that every rural city in the County should have an up-to-date Comprehensive Plan, because by definition a Comprehensive Plan presents a vision for the city. It provides a strategy for realizing the vision and sets policies for the growth and development of specific areas of the city. These plans are often times prerequisites for many State and Federal grants. The committee learned that only 3 out of 14 rural cities in the County had one. They recommended the County issue a request for proposals (RFP) so that qualified planning firms could bid on developing plans for the 11 cities without one. The committee also recommended that the 3 cities with a Comprehensive Plan be provided a like-dollar amount that the other cities would benefit from. The Board of Supervisors agreed. Simmering-Cory, Inc. and I&S Group were awarded \$112,530 to develop 11 plans over the next 3 years. Merville, Salix, and Sgt. Bluff who already had Comprehensive Plans, were each awarded \$10,230 for additional planning services. In total, \$143,220 of LOST funds were allocated for this project.

RECOMMENDATION III: The committee believed that Siouxland Interstate Planning Council (SIMPCO) could provide rural cities in the County with professional planning, programming and technical assistance services to serve as an extension of their city staff and help them meet their municipal needs. As the oldest regional Council of Governments (COG) in Iowa, SIMPCO provides expertise to many cities and counties throughout the region by securing competitive state and federal grants. As a regional planning affiliate, SIMPCO plans for and programs the distribution of federal transportation funds within the region, including highways, transit, trails, and other enhancement programs. They also administer established housing, community development and economic development programs. At the time, only 2 out of 14 rural cities in the County were dues paying members to SIMPCO. The committee recommended that Woodbury County pay 50% of the membership dues for each rural city in the County for FY16-17 using LOST funds as the funding source. The Board of Supervisors agreed. They allocated \$7,923 in LOST funds to pay for half of the dues for each rural city in the County.

RECOMMENDATION IV: The committee believed that every rural city in the County would benefit from having their own non-profit Community Development Corporation (CDC) to help serve as the local economic and community development entity for each respective city. It was evident that cities with active and focused CDC's were the cities with the most economic and community development projects. The committee learned that 6 out of 14 rural cities in the County had an established CDC. Of the 6 cities with an established CDC, 2 were created within the last year by assistance provided by the County's Rural Economic Development Dept. They recommended that the County continue to allow its Rural Economic Development Dept. to provide assistance to rural cities without an established CDC and help them create one. The Board agreed. Using outside legal counsel, the legal fees to form a CDC are \$500 per city, so \$4,000 in LOST funds were allocated to pay for the formation of 8 new CDC's.

Achieving what the committee was commissioned to do, the Rural Woodbury County Development Committee has helped to enact some of the most forward-thinking economic and community development initiatives to have ever happen in Woodbury County. By using a collaborative and consensus based approach, using stakeholder feedback and data to drive their decisions, this advisory committee has truly set the stage for some very exciting things to happen in rural Woodbury County. On behalf of all the members of the RWDC, we wish the best for every rural community in the County. It has been a pleasure and an honor to serve you in this capacity.

The Woodbury County Rural Economic Development Department



The Woodbury County Rural Economic Development department is devoted to facilitating economic and community development in rural Woodbury County.

The department's Mission is to increase the local tax base and foster job growth by attracting, retaining and expanding targeted industries, including a special focus on small business growth and entrepreneurship, and thereby, enhance the quality of life for all residents of Woodbury County.

The department works closely with businesses and communities to position Woodbury County for success. They can assist with the following:

- Assistance with business retention, relocation and expansion options.
- Referrals and resources for start-ups and growing businesses.
- Input and analysis of development concepts and feasibility.
- Customized services to support local businesses.
- Identification of locations that match business needs.

Focusing solely on rural economic development, the department partners with outside agencies such as the Iowa Economic Development Authority (IEDA), USDA Rural Development, and the Siouxland Economic Development Corporation (SEDC) to access resources and programs to assist with economic and community development projects. The department also works with local, state and federal legislators to advocate on behalf of businesses and families in rural Woodbury County.

Funding for the Rural Economic Development Department comes from the county's Local Option Sales Tax, which was originally approved by voter referendum in the late 1980's to pay for secondary roads, county bridges, and economic development. Rather than choosing to be represented by a regional economic development organization as many rural counties in Iowa do, Woodbury County has chosen to use its Local Option Sales Tax funds to manage economic development interests on their own behalf. The results have paid dividends. In the last two years the department has secured \$130 million in capital investment projects in rural Woodbury County. Couple that with the largest capital investment project in Iowa history, a \$2.1 billion fertilizer expansion by CF Industries, Woodbury County's local economy is booming, but things are just warming up.

Through the use of Tax Increment Financing (TIF), tax abatements, tax rebates, resource programs, state incentives, supportive elected officials and steadfast management, Woodbury County has created a business-friendly environment that is conducive to economic development in its rural areas; something that many counties struggle with being able to do.

The department provides critical leadership in communities that are hard pressed for support. They can bring in resources, financial and technical assistance, and help build institutional capacity. They utilize a comprehensive approach that recognizes local politics and relationships but also pushes community leaders and entrepreneurs toward positive social change. Operating from a "whatever it takes" philosophy, the department seeks to help any way they can. If you have a question about a specific project or idea, be sure to contact the department today!

6th Floor Courthouse
620 Douglas Street
Sioux City, IA 51101

Department Hours
Monday—Friday
8am—4:30pm

Phone: (712) 279-6609
Fax: (712) 279-6530
Web: www.wcred.com

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

#11a

Date: 10/12/2016

Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Public Hearing; and Second 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. On October 11th you held a public hearing on this matter. No public hearing testimony was offered. 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?

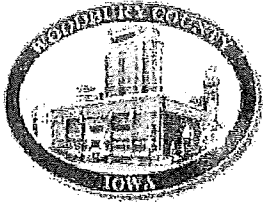
Yes No

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 approve the Second Reading of the Ordinance.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Lynette Mennen</u>	Applicant <u>Kyle & 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.

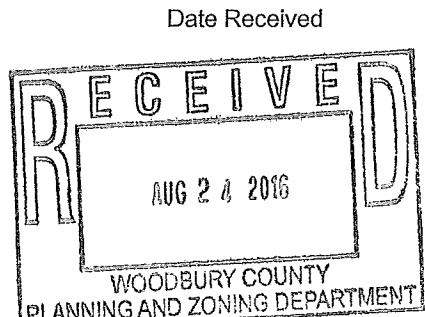
Pre-app mtg. date _____ Staff present _____

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.

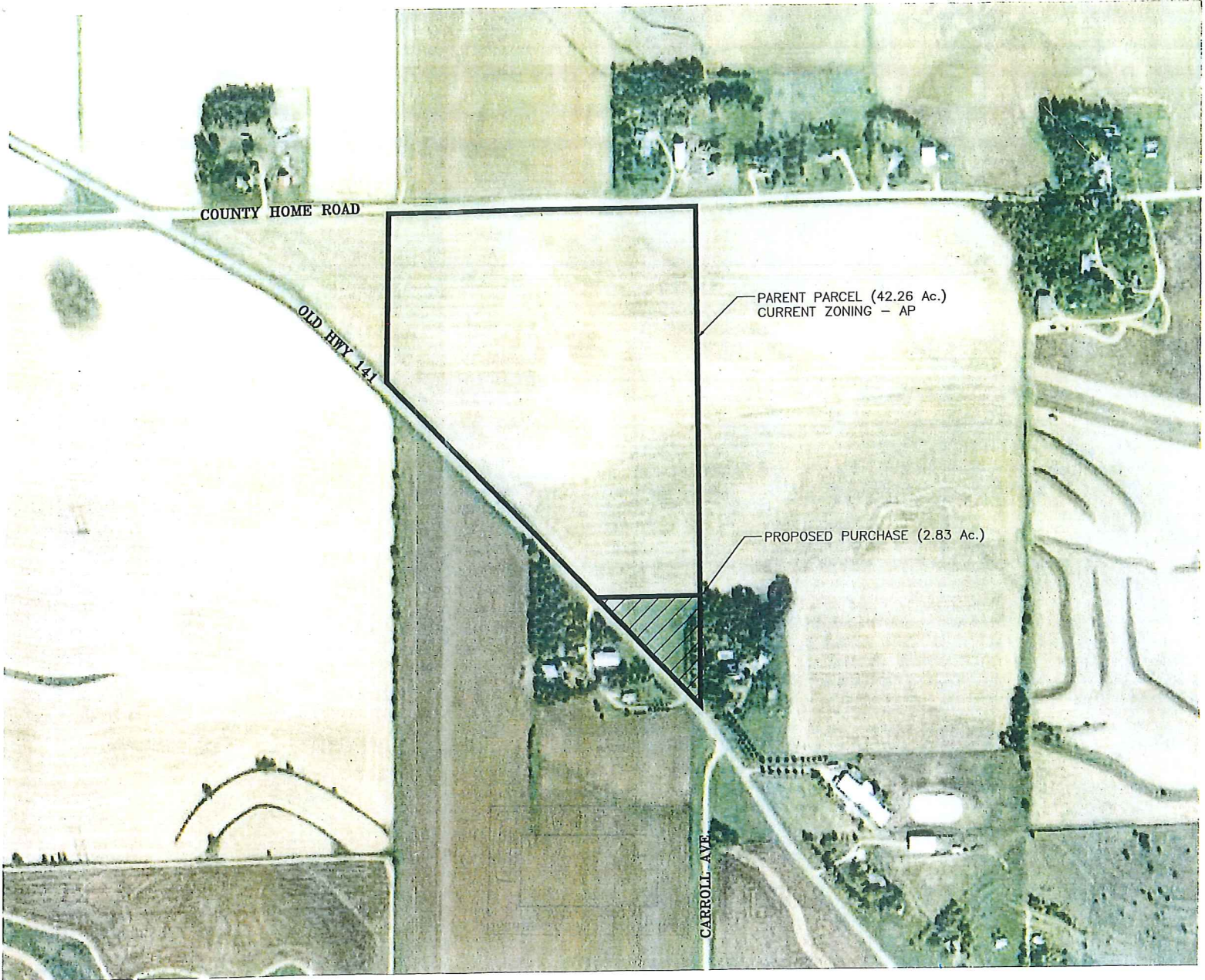
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

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 HWY 141

PARENT PARCEL (42.26 Ac.)
CURRENT ZONING - AP

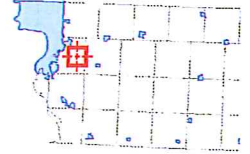
PROPOSED PURCHASE (2.83 Ac.)

CARROLL AVE



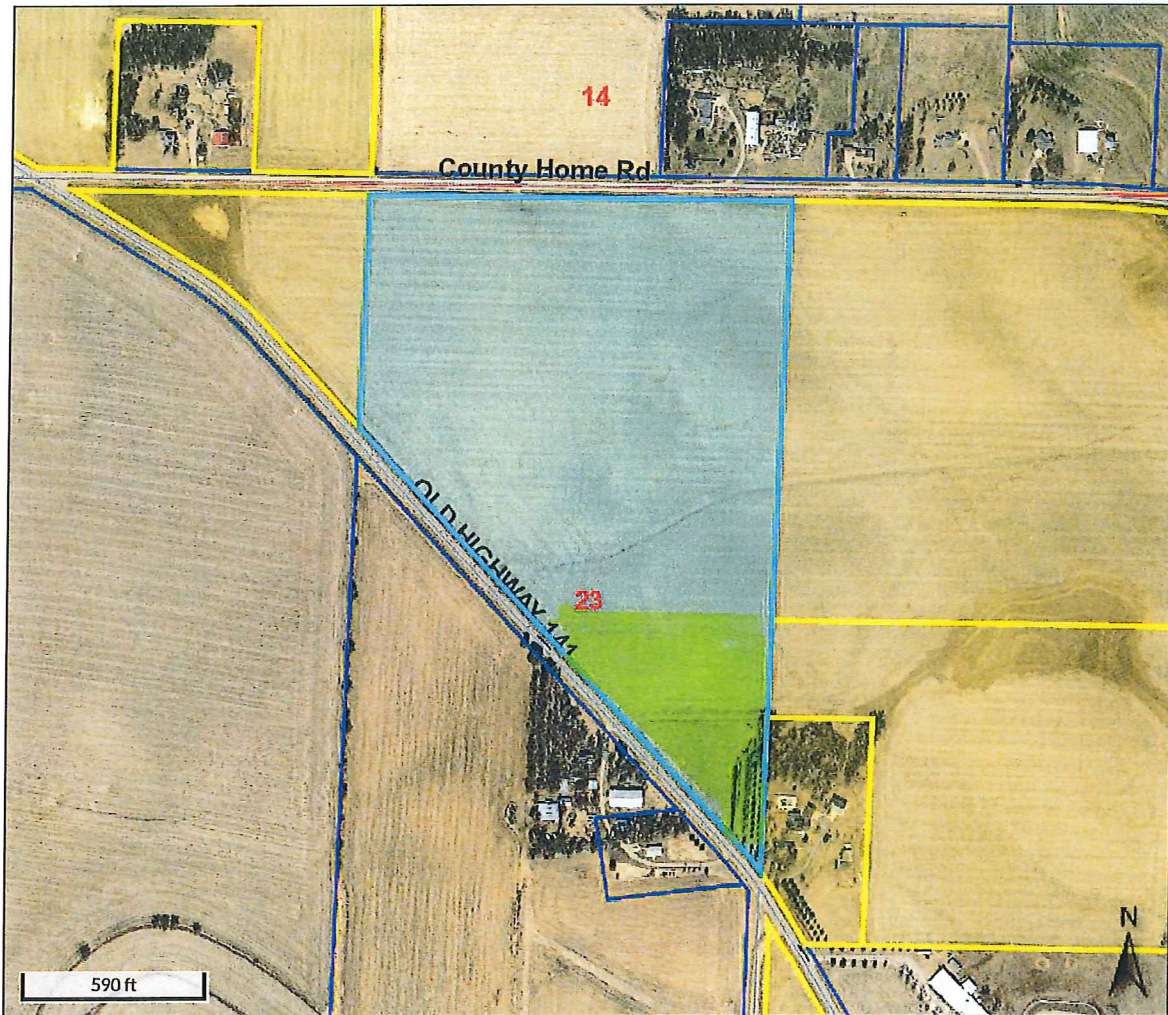
Beacon™ Woodbury County, IA / Sioux City

Overview



Legend

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



Parcel ID	884723200001	Alternate ID	00000000826365	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				
	(Note: Not to be used on legal documents)				

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
 (Deed Holder)
 Mennen Lynette

Secondary Owner

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.

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 25th 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 2nd 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, 6th 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

#11b

Date: 10/12/2016

Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Public Hearing and Second Reading of Mapping Amendment Ordinance for Property Owner – Jimmie Lee and Renee T. Coyle; 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:

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 rezoning. On October 11th you held a public hearing on this matter. No public hearing testimony was offered. The County Attorney's Office has reviewed the attached ordinance language.

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 approve the Second Reading of the Ordinance.

Attachment to 10/18/2016 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 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 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:	Applicant Information:
Owner <u>Jimmie Lee and Renee T. Coyler</u>	Applicant <u>Woodbury County Zoning Commission</u>
Address <u>1650 Old Hwy 141</u> <u>Sergeant Bluff, IA 51054</u>	Address <u>6th Floor Courthouse 620 Douglas St.</u> <u>Sioux City, IA 51101</u>
Phone <u>712/490-8773; e-mail renco2156@aol.com</u>	Phone <u>712/279-6557</u>

Engineer/Surveyor N/A Phone N/A

Property Information:

Property Address or Address Range 1650 Old Hwy 141, Sergeant Bluff, IA 51054 and congruent parcel

Quarter/Quarter W 1/2 NE 1/4 Sec 23 Twnshp/Range 8847 (Woodbury)

Parcel ID # _____ GIS # 884723200007 and 884723200008 Total Acres 31.47 + 2.24=33.71

Current Use Residential and Agriculture Proposed Use Residential and Agriculture

Current Zoning AP (Agricultural Preservation) Proposed Zoning AE (Agricultural Estates)

Average Crop Suitability Rating (submit NRCS Statement) 49.85 CRS2 per Assessor Beacon Website

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 By phone and email communication; 8/22/16 ZC Meeting Staff present J. Pylelo & Renee/Jimmie Coyler; 8/22/16 Zoning Commission & John Pylelo

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

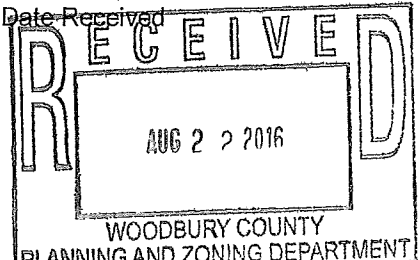
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Jimmie Lee and Renee T. Coyler Applicant David McWilliams, Chairman
Date 08/22/2016 Date 09/12/2016

Fee: **\$400** Case #: 6134

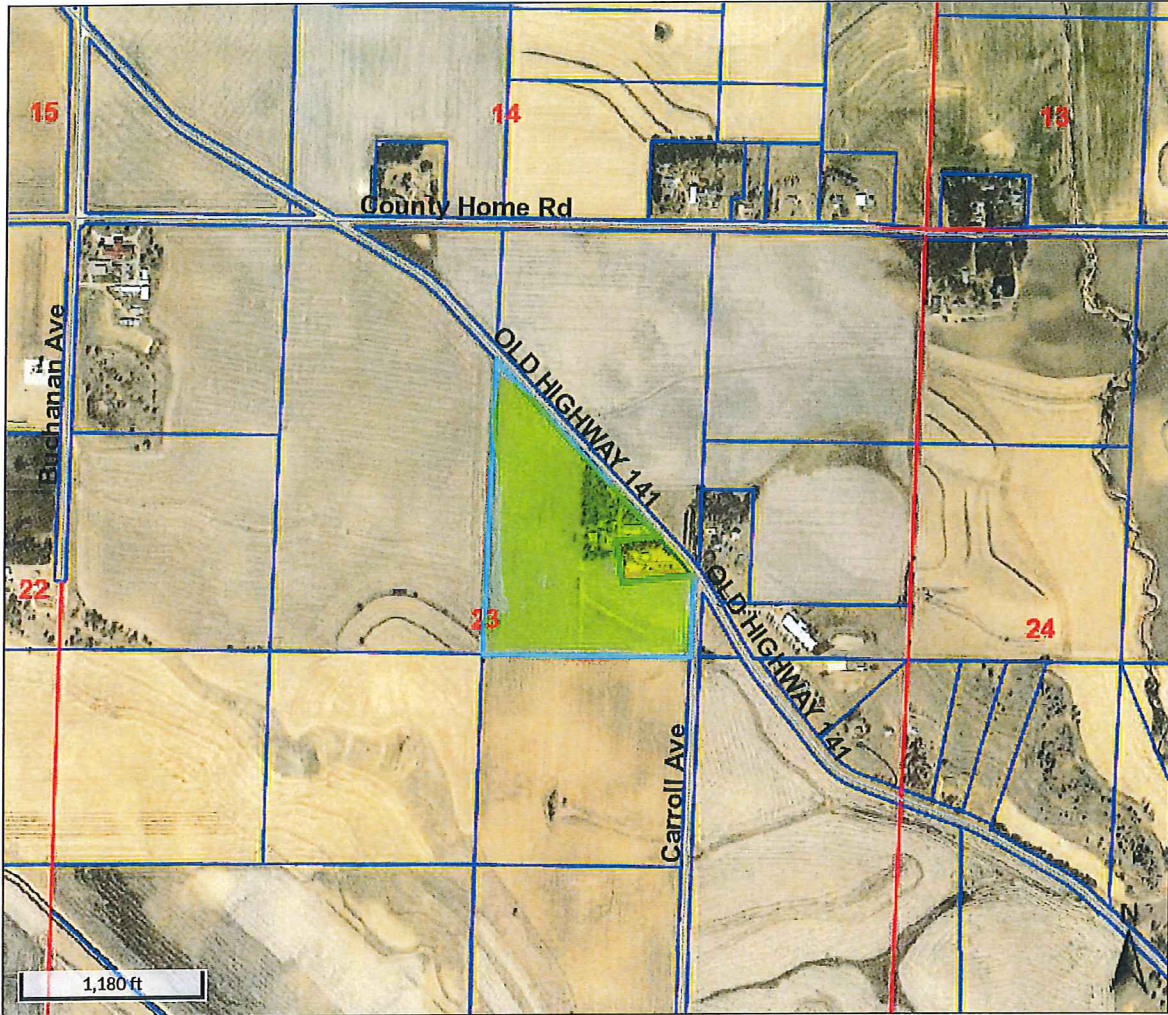
Check #: Fee Waived ZC Application

Receipt #: N/A

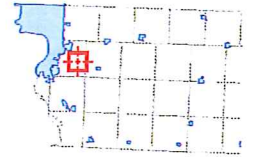




Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	884723200007	Alternate ID	000000000826382	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 LYING S
 W OF RD (EX A TCT 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 CO MM 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 LtfmConc/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	LEAN TO	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	Fullfillment 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

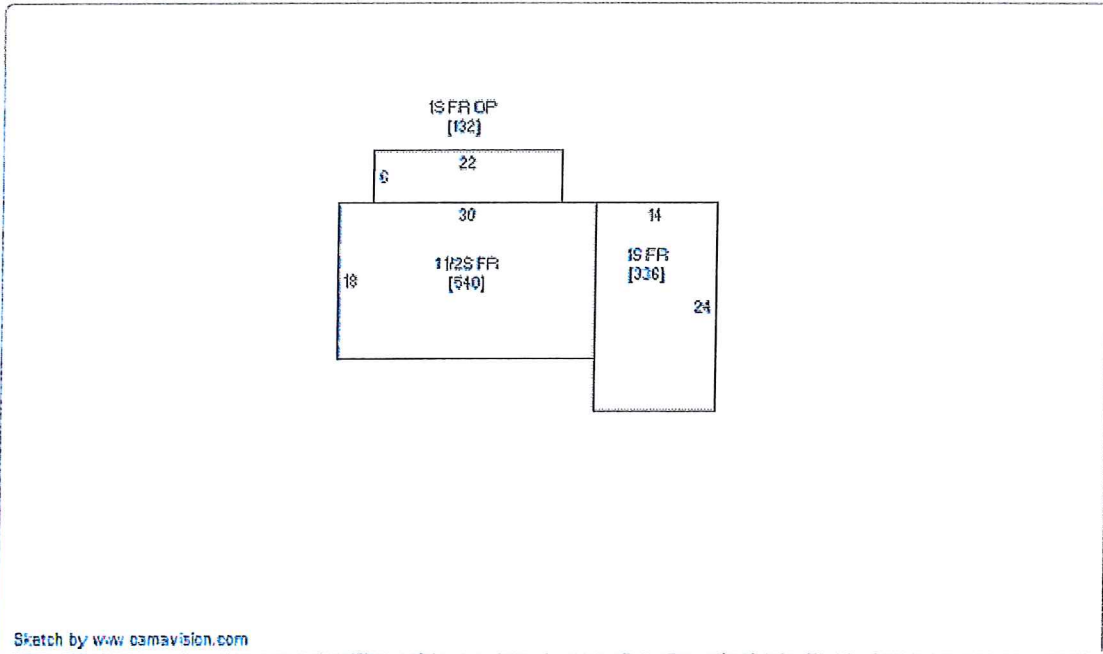
Book-Page: 702-854 (2/18/2009)

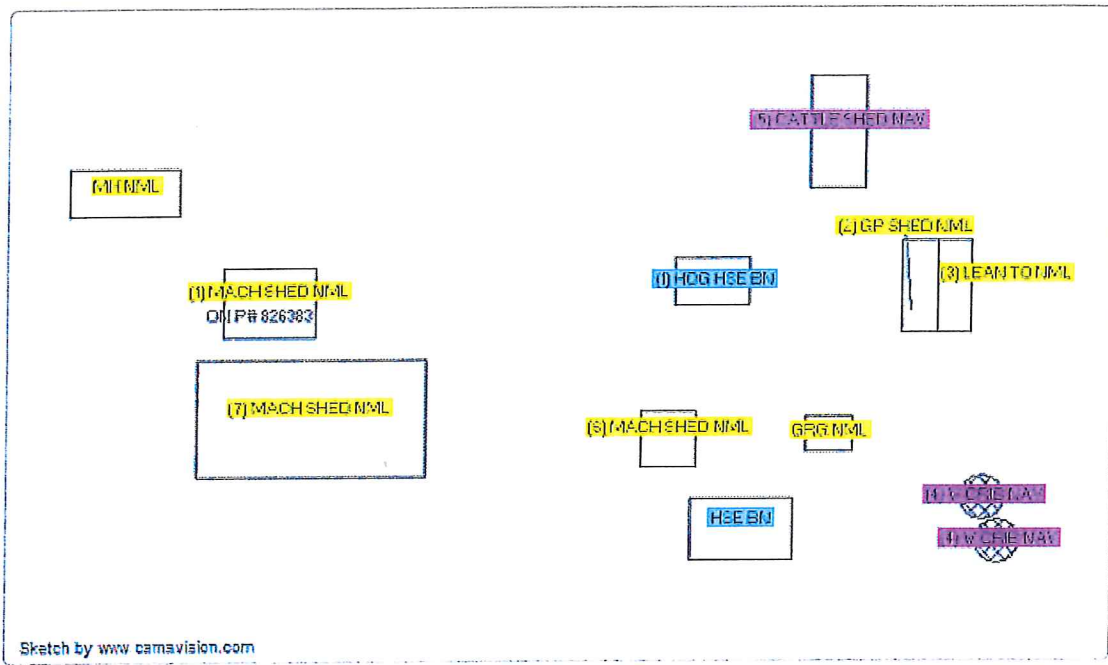
Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos



Sketches





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

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

 Developed by
Schneider The Schneider Corporation

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

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)

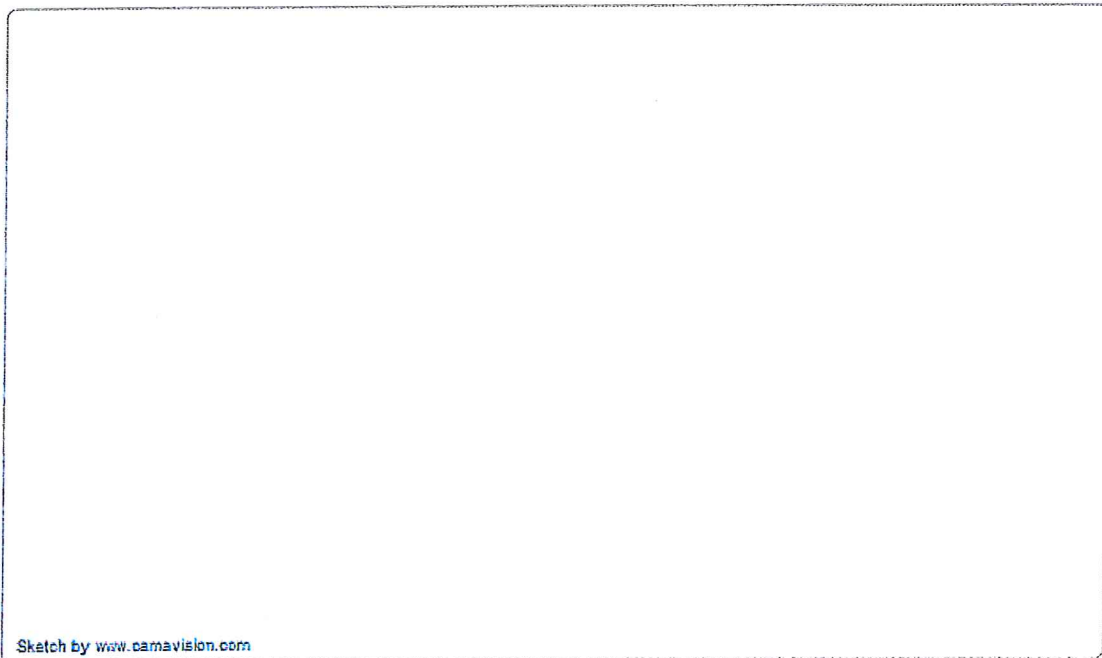
Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994.

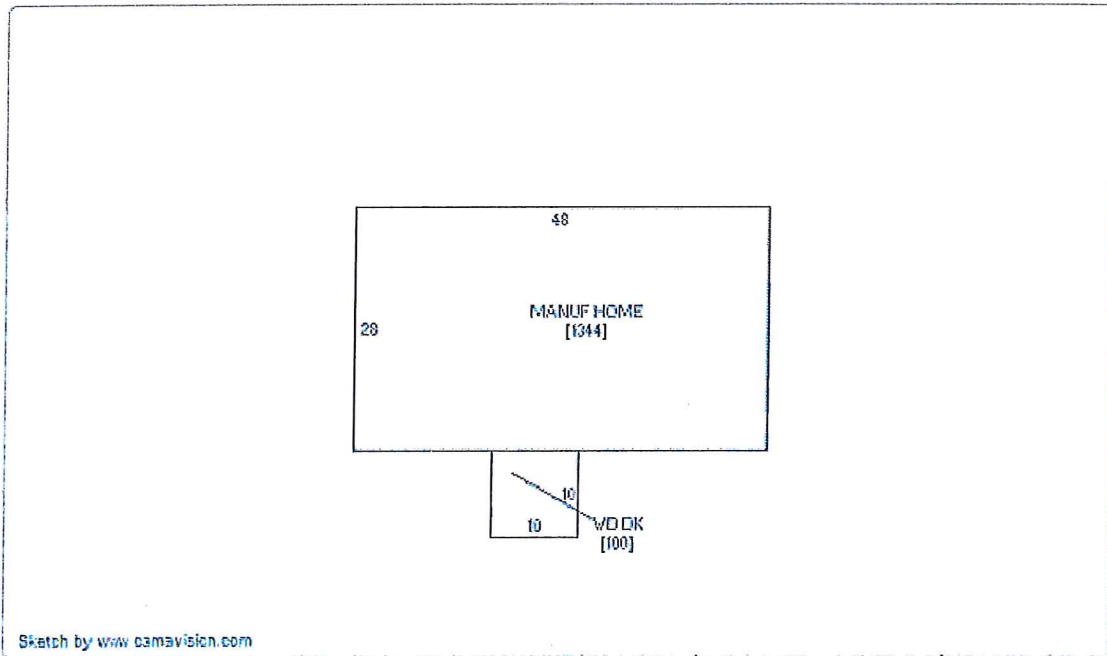
For records prior to 1994, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

Photos




Sketches





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

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

 Developed by
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 25th 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 2nd 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, 6th 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 $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ 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

#12a

Date: 10/12/2016 Weekly Agenda Date: 10/18/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Motion to approve carpet replacement in Courthouse 2nd Floor Northwest Judges Office's

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 checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

Carpet replacement in Judge Ackermans, Judge Tott's, receptionist, and two adjoining staff office areas.

BACKGROUND:

Broadloom carpet is worn out and in need of replacement.

FINANCIAL IMPACT:

\$5,301.90
2017 CIP Allocation - CIP# A7-17

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:

Replace broadloom carpet with modular carpet tile.

ACTION REQUIRED / PROPOSED MOTION:

Motion to Approve Fashion Floors "Courthouse Offices" proposal dated 9/06/2016.

Proposal Submitted To	Kenny @ Woodbury	Date	9-6-16
Address	County	Phone	
Job Name and Location	Courthouse Offices	Date of Plans	
		Architect	
		Job Phone	

We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides, as follows:

To furnish & install Faculty Remix
Carpet tile in Kara's office,
board room, receptionist, & judge A's
office. We will remove existing carpet.
= \$5051.90
No tax - exemption form

To move furniture in rooms.
= \$250.00

NO FLOOR PREPARATION INCLUDED.

(Read Reverse Side)

WE PROPOSE hereby to furnish material and labor—complete in accordance with the above specifications,

for the sum of: _____ dollars (\$ _____)

NOTE: This proposal may be withdrawn by us if not
accepted within 30 days.

Authorized
Signature

Accepted:

The above prices, specifications, and conditions
are satisfactory and are hereby accepted. You
are authorized to do the work as specified. Payment
will be made as outlined above.

Signature _____

Date _____

Signature _____

Thank You

FLOORING PROPOSAL

KNOVA'S CARPETS, INC.

2500 Glenn Ave. Suite 40
 SIOUX CITY, IOWA 51106
 (712) 276-9545

Proposal Submitted To WOODBURY COUNTY COURTHOUSE			Date 09/28/16		
Street ROOM #207			Job Name		
City, State and Zip Code SIOUX CITY, IOWA			Job Location KENNY SCHMITZ		
Phone	Installation Date	Proposal Made By NICK KNOX	Job Phone 712.253.3745	Installer	

Scale: 1/4" = _____

	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
2																													
3																													
4																													
5																													
6																													
7																													
8																													
9																													
10																													
11																													
12																													
13																													
14																													
15																													

ROOM	MFR.	PATTERN	COLOR	SIZE	SQUARE YDS./FT.	PRICE YD./FT.	AMOUNT	JOB PROPOSAL	
AREA #1	MOHAWK	FACULTY REMIX		15 CTNS	120	42.50	5,100.00	PADDING	
							0.00	ADHESIVE	
	MOHAWK	EN PRESS	ADHESIVE		1	122.50	122.50	MOLDING	
		INSTALLATION	INCLUDED		120	0.00	0.00	MATERIALS	
		REMOVE / OLD	GLUE DOWN & DISPOSE		120	4.00	480.00	SUB-TOTAL	
		VINYL EDGING			30'	3.00	90.00	LABOR	
		COVE BASE			240'	2.00	480.00	SUB-TOTAL	7,186.90
		COVE BASE	ADHESIVE		4	13.00	52.00	TAX	
		FLOOR PREP			1062'	0.20	212.40	TOTAL	7,186.90
		FURNITURE	MOVING		1	650.00	650.00	DEPOSIT	
							0.00	BALANCE	7,186.90

ACCEPTANCE: I hereby accept the proposal outlined above and authorize work to commence on the date specified.

CERTIFICATION: This is to certify that the above described work has been completed to my satisfaction.

Customer _____ Date _____ Customer _____ Date _____

OFFICE COPY

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

#12b

Date: 10/12/2016 Weekly Agenda Date: 10/18/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz, Building Services Director

WORDING FOR AGENDA ITEM:

Motion to Approve Contract for Law Enforcement Center southwest 1st floor concrete raising

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 checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

This motion is to approve raising and re-leveling of the 1st floor southwest area of the LEC.

BACKGROUND:

The Southwest 1st floor of the LEC has settled two inches over many years. This has been known for a relatively extensive period of time but has never been formally addressed. Construction/ remodeling has even taken place previously without addressing the floor. Concrete Raising Service (Bid \$24,990.0 + Bond) & Thrasher Inc. (bid \$25,038.90 + bond) have submitted bids.

FINANCIAL IMPACT:

\$25,414.48 plus contingency of \$5,000.00= \$30,414.48
2017 CIP# B5-17 Mud-jacking (\$15,000.00)
2017 CIP# B3-17 (\$20,000.00)

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

Yes No

RECOMMENDATION:

Building Services recommends raising and re-leveling the floor two inches. It is further suggested (while both bids are very close) the preferred method while slightly higher would be the poly-fill method proposed by Thrasher Inc. Thrasher has also provided a cost for additional fill material/ consumption in the event a cavity exists that would require more than the standard 2" fill gap.

ACTION REQUIRED / PROPOSED MOTION:

1. Motion to approve Thrasher Inc. contract in the amount of \$25,414.48 and an additional contingency in the amount of \$5,000.00
2. Motion to reallocate 2017 CIP #B3-17 funding (LEC Roofing \$20,000) & combine with 2017 CIP# B5-17 LEC Mudjacking.



Thrasher, Inc.
12330 Cary Circle La Vista, NE 68128
Contact: Rob Olsen
Cell:402-800-7409
Fax:(402)393-4002

SUBMITTED TO:

Woodbury County

Kenny Schmitz

null

BID SUMMARY

Project Name: Law Enforcement Center Woodbury County

Project Location: 407 7th Street Sioux City, IA

Bid Date: September 12, 2016

BID AMOUNT
\$25,038.90

SCOPE OF WORK

This bid submittal includes all labor, materials, equipment and site supervision required to install PolyLEVEL as specified for the above referenced project. This proposal is based on the maximum area of 32' x 91' to be lifted an approximate max of 2".

For detailed scope, please refer to attached POLYURETHANE CONCRETE PAVEMENT/SLAB STABILIZATION APPLICATION document.

PRODUCTS

PolyLEVEL

(3155) Pounds of PL400H - PolyLEVEL two-part high density (4lb) hydro-insensitive polyurethane foam system

Additional Material

(0)

INSTALLATION

PolyLEVEL

- Layout and mark injection locations, drill 5/8" holes through slab and install injection ports.
- Inject PolyLEVEL material at rates necessary to fill voids, stabilize and lift slabs as necessary.
- Remove injection ports and fill access holes with suitable grout material, and clean up work area.
- Monitor slab movement during installation to ensure slab stabilization and accurate lifting.
- A production schedule of approximately 2 day(s). However, unforeseen conditions such as inclement weather, site access issues, acts of God, etc, may affect the project schedule.



Thrasher, Inc.
 12330 Cary Circle La Vista, NE 68128
 Contact: Rob Olsen
 Cell:402-800-7409
 Fax:(402)393-4002

SUBMITTED TO:
 Woodbury County

 null

Kenny Schmitz

BID SUMMARY

Project Name: Law Enforcement Center Woodbury County
Project Location: 407 7th Street Sioux City, IA
Bid Date: September 12, 2016

BID AMOUNT
\$25,038.90

QUALIFICATIONS

PolyLEVEL

- A pumping unit capable of injecting high density polyurethane material beneath the slab will be utilized. The pumping unit will be capable of controlling the rate of flow of material as required to lift the slabs in a gradual and controlled manner.
- The pumping unit will be equipped with a stroke counter that determines pounds of material used.
- Installations will be completed during acceptable hours (7:00pm-5:00am & 11:00pm-5:00am) as specified.
- The General Contractor/Owner is responsible for providing necessary lighting for proper installation.
- If additional material is needed beyond what is stated in this proposal (3155 lbs), an additional charge of \$8.00 will be added per pound of material used. Additional material will only be installed following client approval. If less material is needed than (3155 lbs), \$8.00 will be subtracted per pound.
- Proposal is based upon a site inspection without extensive information or knowledge of original construction or previous repairs. At times we encounter various obstacles or attempted repairs that impede our progress. These repairs may or may not be known to the Owner. We will do what is necessary to avoid such obstacles, however, if extra work involving additional manpower or trades are required, we will contact the Owner immediately to discuss how the work shall progress.
- Due to the nature of the work, we can not guarantee a perfect lift, however we will lift as close as possible to the desired lift height/benchmark.


Other Qualifications

- This bid includes up to one mobilizations to the work site. Additional mobilizations will cost an additional \$1500 per trip.
- Estimated lead time for crew & product is three weeks after signed contract and approved drawings

EXCLUSIONS

- Any excavation and/or disposal of excavated materials.
- Lighting necessary to provide crew visibility during installation.
- Additional insurance coverage beyond Thrasher, Inc.'s standard coverage.
- Bonding. If required, please add 1.5% to contract amount.

Thrasher, Inc.

SIGNATURE: 
 DATE: October 11, 2016

Acceptance of Proposal - The prices proposed, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. We jointly and severally agree to pay you upon completion of the job, and will further pay your service charge of 1-1/3% per month (16% annum) if our account is 30 or more days past due, and your attorney's fees and costs to collect or enforce this contract. **My signature indicates that I accept the terms of this Proposal.

SIGNATURE: _____
 DATE: _____

POLYURETHANE CONCRETE PAVEMENT/SLAB STABILIZATION APPLICATIONS

1 SCOPE

- 1.1 The work consists of designing, furnishing, and installing two-part, high-density polyurethane material according to the project Plans and this specification.
- 1.2 The parties and contract terms referred to in this specification are as follows:
 - 1.2.1 The Owner is the person or entity that owns the facility or will own the facility once it is completed. The Owner may have contractual agreements with, and be represented by, other parties such as engineers, architects, or contractors that preform services under the direction of the Owner. Where Owner is used in the specification, it refers to the Owner or the Owner's contracted representatives separate from the Installing Contractor.
 - 1.2.2 The Installing Contractor installs the polyurethane material and possibly performs other tasks associated with the project.
 - 1.2.3 The Plans refer to the contract documents; including but not limited to the drawings and specifications for the project.
- 1.3 The work may include void filling, stabilizing and/or lifting pavement and slab structures, or undersealing pavement and faulted joints where required.
- 1.4 The Owner will provide suitable access to the construction site for the Installing Contractor's personnel and equipment.
- 1.5 Unless otherwise noted, the Installing Contractor shall provide all labor, tools, equipment, and material necessary to accomplish the work.
- 1.6 Unless specifically noted otherwise in the contract documents, the Owner will remove and replace structures, utilities, or other surficial improvements in the work area as necessary to facilitate the work.
- 1.7 The Owner will be responsible for overall construction oversight to preclude the development of unsafe conditions.
- 1.8 The Owner will be responsible for soil density testing subsequent to the polyurethane foam injection, unless otherwise noted.
- 1.9 The work does not include any post-installation monitoring unless specifically noted otherwise in the contract documents.

2 REFERENCES

- 2.1 American Society for Testing and Materials (ASTM)
 - 2.1.1 ASTM S1621: Compressive Properties of Rigid Cellular Plastics
 - 2.1.2 ASTM D1622/D1622M: Apparent Density of Rigid Cellular Plastics

2.1.3 ASTM C273: Shear Properties of Sandwich Core Materials

2.1.4 ASTM D2842: Standard Test Method for Water Absorption of Rigid Cellular Plastics

3 APPROVED POLYURETHANE FOAM MANUFACTURERS

3.1 Foundation Supportworks[®], Inc., 12330 Cary Circle, Omaha, NE 68128; Phone: (800) 281-8545; Fax (402) 393-4002.

3.2 Due to the special requirements for design and manufacturing of polyurethane foam, the system shall be obtained from Foundation Supportworks[®], Inc., or other qualified manufacturer with an approved equivalent product. A request to substitute any other manufactured polyurethane foam product must be submitted to the Owner for review not less than seven (7) calendar days prior to the bid date. The request must include:

3.2.1 Documentation of at least five years of production experience manufacturing polyurethane products for similar applications,

3.2.2 Documentation that the manufacturer's polyurethane products have been used successfully on at least five similar projects within the last three (3) years, and/or,

3.2.3 Product acceptance by the local building code official(s) having jurisdiction over the project.

4 ACCEPTABLE PRODUCTS

4.1 Two-part, closed-cell, polyurethane foam products PolyLEVEL[®] 400 and PolyLEVEL[®] 400H manufactured in accordance with the requirements of Sections 4 and 5 of this specification.

5 MATERIALS

5.1 PolyLEVEL[®] 400 Two-part, High-density Polyurethane Foam

5.1.1 Two-part, one to one ratio by volume, closed-cell, high-density polyurethane foam system.

5.1.2 Viscosity: The viscosities of the resin and diisocyanate are 700 to 900 Centipoise (cps) and 150 to 250 cps, respectively, in accordance with ASTM D2196.

5.1.3 Unit Weight: The unit weights of the resin and diisocyanate are 9.4 lb/gal and 10.25 lb/gal, respectively, in accordance with ASTM D1475.

5.1.4 Minimum free-rise density of at least 3.8 lb/cubic foot per ASTM D1622.

5.1.5 Minimum molded compressive strength of at least 85 psi per ASTM D1621.

5.1.6 Minimum molded shear strength of at least 120 psi per ASTM C273.

5.1.7 Maximum water absorption of less than or equal to 0.03 lb/square foot when tested per ASTM D2842.

5.1.8 Achieve 90% compressive strength in 15 minutes.

5.2 POLYLEVEL[®] 400H Two-part, High-density, Hydrophobic Polyurethane Foam

- 5.2.1 Used in applications where water is present beneath the slab.
- 5.2.2 Viscosity: The viscosities of the resin and diisocyanate are 700 to 950 Centipoise (cps) and 150 to 250 cps, respectively, in accordance with ASTM D2196.
- 5.2.3 Unit Weight: The unit weights of the resin and diisocyanate are 9.7 lb/gal and 10.25 lb/gal, respectively, in accordance with ASTM D1475.
- 5.2.4 Minimum free-rise density of at least 3.8 lb/cubic foot per ASTM D1622.
- 5.2.5 Minimum molded compressive strength of at least 85 psi per ASTM D1621.
- 5.2.6 Minimum molded shear strength of at least 120 psi per ASTM C273.
- 5.2.7 Maximum water absorption of less than or equal to 0.03 lb/square foot when tested per ASTM D2842.
- 5.2.8 Achieve 90% compressive strength in 15 minutes.

6 POLYURETHANE INSTALLATION

- 6.1 Installing Contractor shall furnish and install polyurethane material per the project Plans. In the event of conflict between the project Plans and the Installing Contractors proposed installation method, the Installing Contractor shall not begin work until conflict has been resolved with the Owner.
- 6.2 The Owner shall request marking of underground utilities by an underground utility location service as required by law, and the Installing Contractor shall avoid contact with all marked underground utilities.
- 6.3 The portion of the construction site occupied by the Installing Contractor, including equipment and material stockpiles, shall be kept reasonably clean and orderly.
- 6.4 The installation of polyurethane may be observed by representatives of the Owner for quality assurance purposes. The Installing Contractor shall give the Owner at least 24 hours' notice prior to starting the polyurethane installation.
- 6.5 The polyurethane will be installed with a truck, trailer, or buggy mounted pumping unit capable of injecting high-density polyurethane material under the concrete slab or pavement. The pumping unit will be capable of controlling the temperature and rate of flow of the material, as well as, measuring the total amount of material injected.
- 6.6 If 5/8 inch diameter holes are required for the placement of the polyurethane material, the hole locations may be approved by the Owner prior to installation. After installation, the drilled holes will be cleaned out and filled with non-shrink grout or high-strength mortar mix.
- 6.7 Provide laser levels, manometers, dial indicators, or other measuring devices capable of detecting slab movement within 0.1 inches to verify stabilization and/or lift of the slab and/or structure.
- 6.8 The rate, temperature, and amount of material required will be determined by the Installing Contractor and approved by the Owner.

7 INSTALLATION RECORD SUBMITTALS

7.1 The Installing Contractor shall provide the Owner copies of the polyurethane material usage record within 24 hours after each installation section has been completed. Formal copies shall be submitted within 30 days following the completion of the polyurethane installation. The material usage record shall include, but is not limited to, the following information:

7.1.1 Date and time of installation

7.1.2 Location of installation

7.1.3 Total material used

7.1.4 Comments pertaining to interruptions, obstructions, other relevant information

8 CLEANUP

8.1 With one week of completion of the work, the Installing Contractor shall remove any and all material, equipment, tools, debris, of other items belonging to the Installing Contractor or used under the Installing Contractor's direction.

9 METHOD OF MEASUREMENT

9.1 The high-density polyurethane material shall be measured by the pound. Weight of the injected material will be recorded and documented at each location and at the end of each work shift.

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

#12c

Date: 10/12/2016

Weekly Agenda Date: 10/18/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Motion to Approve Mechanical Engineering Design Proposal - Eventual Boiler Replacement, Circulation Systems, & Control design for the Siouxland District Health Building.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Boiler replacement is required due to current and past failures. The correct procedure moving forward would be to design a system replacing all three boilers with high efficiency units, pumping/piping reconfiguration, and controls designed to operate a system that would establish control over the heated water with set-points based on demand and outdoor temperature off-sets. It is firmly believed that eventually the failure of boilers will continue to take place if the current system design is not improved upon. Resource Consulting Engineers have provided a proposal to redesign the system by request of Building Services.

BACKGROUND:

One of three boilers is currently in-operable and needs replacement. It was discovered that in previous past years another of these units had failed and been replaced. This failure raised concern as to why two of three units experienced short life expectancy. In reviewing operations it was noted that the two operating boilers are repeatedly cycling on/off and that this is a situation flaw to the current system is design. The system currently only incorporates heating water return pumps. There are no supply system pumps or by-pass piping that would normally allow full control of recirculated heated water which would eliminate boiler cycling that is damaging to these boilers. The current boilers are also on the lower end of the quality spectrum which may also be contributing to the accelerated failure rate.

FINANCIAL IMPACT:

\$3,500.00
2017 CIP # E1-17

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 Engineering and re-design proposal.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve Resource Consulting Engineers proposal dated 10/11/2016.

October 11, 2016

Kenny Schmitz

Director of Building Services

Woodbury County

620 Douglas Street

Sioux City, IA 51101



RESOURCE
CONSULTING
ENGINEERS LLC

Re: Siouxland District Health Building – Boiler Replacement

Dear Kenny,

I am pleased to present you with a proposal to provide mechanical and electrical engineering design services to replace the existing boilers at the Siouxland District Health Building. I appreciate the opportunity to provide this proposal, and look forward to working with you to improve the reliability and energy efficiency of this facility for Woodbury County.

Based on our meeting on site on September 20th, 2016, I understand that the focus of this project is to provide scope documents suitable for soliciting quotes from invited bidders for the replacement of the existing boilers serving the Siouxland District Health Building. The intent of this project will be to replace the three existing boilers with three new modular condensing boilers, and to modify piping as needed to provide a primary-secondary pumping arrangement. We are submitting this proposal assuming that adequate information is available on existing drawings to verify quantities, capacities, and layout of existing mechanical system components. Based on this understanding, we propose to provide engineering design, along with limited quote review and construction administration services for the project as outlined below.

Scope of services:

Services to be provided:

- Mechanical and Electrical Engineering Design Phase Services, including:
 - Documenting demolition requirements for existing boiler and accessories with flow diagrams and notes
 - Design of installation of three boilers, including piping modifications, and pump configuration modifications as necessary to incorporate boilers

into existing system – documented with flow diagrams, notes, schedules, and details

- Review of sizing of connected loads to verify boiler sizing
- Verification of existing system piping configuration and pump capacities
- Review of proposed design with Owner prior to production of procurement documents
- Production of procurement documents defining required mechanical and electrical system work, to include:
 - Drawings describing scope of work through use of flow diagrams, notes, schedules and details, along with limited specifications as part of the drawing set
- Mechanical and Electrical Bidding Phase Services, including:
 - Response to questions from bidders and issuance of Addenda as required
- Mechanical and Electrical Construction Phase Services, including:
 - Review of major equipment submittals (boilers, pumps, and VFDs)
 - Site visit to observe completed project work and assistance with development of punch list as required

Not included (available upon request):

- Mechanical system design and construction services not listed above, including:
 - Building heating and cooling load analysis
 - Energy modeling services
- Analysis of central system capacities for mechanical, electrical and plumbing systems, other than those specifically identified
- Design of modifications to central mechanical or electrical distribution systems
- Design of BAS interface with existing building systems not specifically identified
- Design of modifications to building systems other than those described herein
- Architectural design or construction administration services
- Structural engineering design or construction administration services
- Development of detailed Project Manual to be used for public bidding of work
- Detailed construction cost estimating services
- Full Bidding Phase services, including pre-bid meeting, attendance at bid-opening, analysis of bids, etc.

- Full Construction Phase services, including progress site visits, attendance at construction meetings, review of all submittals, response to normal Requests for Information (RFIs), etc.
- Support for LEED or other third party certification programs
- Printing services for bidding or contract documents

Schedule

It is understood that the work of this project needs to be completed as soon as possible. We will begin working on this project as soon as we receive a notice to proceed, and we expect that a design can be completed within two weeks of receiving this notice.

Basic Services

We propose to provide the Engineering Services outlined above for a fixed fee of \$3,500. Additional services outside the scope defined in this proposal will be provided on an hourly basis. No additional services will be provided without prior authorization from Woodbury County. The hourly rates for staff expected to work on this project are as follows:

- Senior Mechanical Engineer/Project Manager - \$140/hour
- Senior Electrical Engineer - \$140/hour
- Mechanical or Electrical Engineer - \$125/hour
- Engineering Intern or Designer - \$80/hour
- Clerical - \$40/hour

Summary

Again, we appreciate the opportunity to work with Woodbury County to design the boiler replacement for the Siouxland District Health Building. If you have questions or comments regarding this proposal, please do not hesitate to share them with me. I would be happy to review scope and fees in detail if it is beneficial. Thank you.

Respectfully,



Corey B. Metzger, PE
Principal
Resource Consulting Engineers, LLC

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

#13a

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Consider approval of a road vacation correction resolution.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The resolution by which the Board vacated a portion of Woodbury Ida County Line Road recorded the width of the road at 66 feet. The Woodbury County portion of the road was in fact 33 feet.

BACKGROUND:

On September 29, 2015, the Board vacated a portion of Woodbury Ida County Line Road. The vacated road was 66 feet in width, but only half of the road was in Woodbury County. In reviewing the resolution with the County Recorder's office, it was felt that clarification of the vacated width by resolution would be in order.

FINANCIAL IMPACT:

No 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:

Approve the resolution correcting the vacated road width.

ACTION REQUIRED / PROPOSED MOTION:

Move to approve the resolution for the vacation of Woodbury Ida County Line Road.

RESOLUTION NO. _____

WOODBURY COUNTY, IOWA

**A RESOLUTION CLOSING AND VACATING A ROAD RIGHT OF WAY
CORRECTING THE WIDTH OF RIGHT OF WAY VACATED**

WHEREAS, the Woodbury County Board of Supervisors in accordance with Section 306.11, (Code of Iowa) 2015, as amended, on September 29, 2015 held a public hearing on the proposed vacation of Woodbury County Secondary Road Right-Of-Way described as follows:

Woodbury- Ida County Line Road beginning at the NE corner of Section 12 T87N R42W of the 5th P.M. thence south 1.0 miles to the SE corner of said section. Said right of way to be vacated is 66 feet in width and was dedicated to the county by easement

WHEREAS, the originally recorded resolution number 12277, recorded on Roll 746 as image 6426-6427 recorded that Woodbury County vacated its rights to 66 feet of right of way,

WHEREAS, the right of way vacated by Woodbury County is correctly described as:

Woodbury- Ida County Line Road beginning at the NE corner of Section 12 T87N R42W of the 5th P.M. thence south 1.0 miles to the SE corner of said section. Said right of way to be vacated is 66 feet in total width, 33 feet on each side of the county line, and was dedicated to the county by easement. Woodbury County hereby vacates its 33 foot portion of said right of way.

NOW THEREFORE BE IT RESOLVED by the Woodbury County Board of Supervisors reaffirms that all interest in the subject section of road right-of-way be vacated, subject to utility easements of record for ingress and egress.

SO RESOLVED this 4th day of October 2016.

WOODBURY COUNTY BOARD OF SUPERVISORS

Jeremy Taylor, Board Chair

ATTEST:

Larry D. Clausen, Member

Patrick F. Gill, Woodbury
County Auditor

Jaclyn Smith, Member

Mark Monson, Member

Matthew Ung, Member

Roll 746 Image 6426-6427

Document 11975 Type REARE Pages 2

Date 4/20/2016 Time 1:48 PM

Rec Amt \$.00

PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

Road Vacation Resolution

RECORDING COVER SHEET

Preparer Information: Mark J. Nahra, P.E., Woodbury County Engineer, 759 E. Frontage Road, Merville,
IA 51039, telephone no. 712-873-3215

Bsc Return Document to: Mark J. Nahra, P.E., Woodbury County Engineer, 759 E. Frontage Road, Merville,
IA 51039, telephone no. 712-873-3215

ROAD VACATION RESOLUTION VACATING WOODBURY-IDA COUNTY LINE ROAD IN SECTION 12,
TOWNSHIP 87 NORTH, RANGE 42 WEST OF THE 5TH PRINCIPAL MERIDIAN

RESOLUTION NO. 12277

WOODBURY COUNTY, IOWA

A RESOLUTION CLOSING AND VACATING A ROAD RIGHT OF WAY

WHEREAS, the Woodbury County Board of Supervisors in accordance with Section 306.11, (Code of Iowa) 2015, as amended, on September 28, 2015 held a public hearing on the proposed vacation of Woodbury County Secondary Road Right-Of-Way described as follows:

Woodbury- Ida County Line Road beginning at the NE corner of Section 12 T87N R42W of the 5th P.M. thence south 1.0 miles to the SE corner of said section. Said right of way to be vacated is 66 feet in width and was dedicated to the county by easement

WHEREAS, no objections were received in either writing or by persons present.

NOW THEREFORE BE IT RESOLVED by the Woodbury County Board of Supervisors that all interest in the subject section of road right-of-way be vacated, subject to utility easements of record for ingress and egress.

SO RESOLVED this 29th day of September 2015

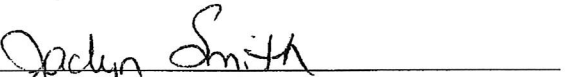
WOODBURY COUNTY BOARD OF SUPERVISORS



Mark Monson, Board Chair



Larry D. Clausen, Member



Jaclyn Smith, Member

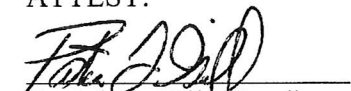


Jeremy Taylor, Member



Matthew Ung, Member

ATTEST:


Patrick F. Gill, Woodbury
County Auditor

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

#13b

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Consider approval of a permit to work in the right of way.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Marie Benedix has requested a permit to work in the right of way to pave her driveway to the edge of the road.

BACKGROUND:

The Board of Supervisors under chapter 318 of the Code of Iowa has the authority to issue permits to work in the right of way.

FINANCIAL IMPACT:

None.

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

Yes No

RECOMMENDATION:

Recommend approval of the permit to work in the right of way for Marie Benedix.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the permit to work in the right of way.



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

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Marie Benedix % Kyle Bobolz Phone No.: 712 490-4416

Mailing Address: 1517 KOSSUTH AVE KINGSLEY, IA 51028

Township: Rutland Section: 24 @ 1363 Minnesota Ave

Woodbury County, State of Iowa, and Marie Benedix % Kyle Bobolz Corringtonville IA (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Driveway Paving - may pave up to driveway filled, if present.
May pave up to edge of pavement if no filled is present
Traffic control to be provided while working near roadway.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

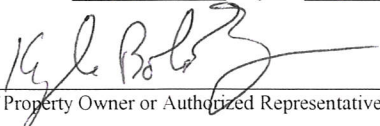
J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

L. Woodbury County agrees to provide the following contribution toward completion of this project:

M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the 31st day of December, 2016.

Entered into this 11th day of October, 2016.



Signature of Property Owner or Authorized Representative



Woodbury County Engineer

Chair, Woodbury County Board of Supervisors

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

#13c

Date: 10/13/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Consider approval of a project agreement with the Iowa DOT for work to replace a bridge on County Route L43 south of Cushing

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The existing bridge between 190th and 200th Streets south of the Cushing on L43 was closed due to deterioration. The bridge is being replaced with federal aid funds.

BACKGROUND:

The project is programmed in our five year construction program. Replacement is being accelerated due to the closure of the bridge.

FINANCIAL IMPACT:

The project is funded with 20% farm to market road funds matching the 80% federal aid 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:

Recommend that the board approve the project agreement with the Iowa DOT and direct the chair to sign said agreement.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approves project agreement number 03-16-HBRRS-024 with the Iowa DOT for the replacement of the bridge structure on L43 and direct the chair to sign said agreement.

**IOWA DEPARTMENT OF TRANSPORTATION
Federal-aid Agreement
for a County Highway Bridge Program Project**

Recipient: Woodbury County

Project No: BROS-C097(129)--5F-97

Iowa DOT Agreement No: 03-16-HBRRS-024

CFDA No. and Title: 20.205 Highway Planning and Construction

This is an agreement between the Board of Supervisors for Woodbury County, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44 provide for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa with Federal funds.

The Surface Transportation Block Grant Program (STP) program makes Federal funds available for replacement or rehabilitation of highway bridges on public roads on and off the Federal-aid System. A portion of STP funds have been set-aside for this purpose and designated as the Highway Bridge Program.

Pursuant to the terms of this agreement, applicable statutes, and 761 Iowa Administrative Code (IAC) Chapter 161, the Department agrees to provide Highway Bridge Program funding to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person will be the District 3 Local Systems Engineer. The Recipient's contact person shall be the County Engineer.
3. The Recipient shall be responsible for the development and completion of the following bridge project:
 - A. FHWA Structure Number: 353010
 - B. Location: L43 over Wright Creek
 - C. Preliminary Estimated Total Cost: \$ 600,000
4. The eligible project construction limits shall include the bridge plus grading and/or paving to reach a "touchdown point" determined by the Department. Within the eligible project construction limits, eligible project activities will be limited to the following: construction, engineering, inspection, and right-of-way acquisition. Under certain circumstances eligible activities may also include utility relocation or railroad work that is required for construction of the project. Certain activities necessary to comply with Federal or State environment or permit requirements, including studies and/or mitigation of the project's environmental impacts, are also eligible.
5. Costs associated with work outside the eligible project construction limits, routine maintenance activities, operations, and monitoring expenses are not eligible. In addition, administrative costs, and fees or interest associated with bonds or loans are not eligible.
6. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from Highway Bridge Program funds. The portion of the eligible project costs reimbursed by Highway Bridge Program funds shall be limited to a maximum of 80% of eligible costs. Reimbursed costs will be limited to federal funds that are made available for counties through the Federal Highway Bridge Replacement Program outlined in 761 Iowa Administrative Code, Chapter 161.
7. The Recipient shall let the project for bids through the Department.

8. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
9. It is the intent of both parties that no third party beneficiaries be created by this agreement.
10. Responsibility for compliance with the Federal and State laws, regulations, policies, or procedures required by this agreement is not assignable without the prior written consent of the Department.
11. This agreement shall be executed and delivered in two or more copies, each of which shall be deemed to be an original and shall constitute but one and the same agreement.
12. The project shall be let to contract within 3 years of the date this agreement is approved by the Department. If not, this agreement may become null and void, unless the Recipient submits a written request for extension to the Department at least 30 days prior to the 3 year deadline. If approved, this agreement may be extended for a period of time as determined by the Department, but not less than 6 months.
13. This agreement and the attached Exhibit 1 constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below.

RECIPIENT: Woodbury County

This agreement was approved by official action of the Woodbury County Board of Supervisors in official session on the _____ day of _____, _____.

County Auditor

Chair, Board of Supervisors

IOWA DEPARTMENT OF TRANSPORTATION
Highway Division

By _____
Brian J. Catus, P.E.
Local Systems Engineer
District 3

Date _____, _____

EXHIBIT 1
General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements.

- a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: http://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.
- b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Recipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability. The Recipient agrees to comply with the requirements outlined in I.M. 1.070, Title VI and Nondiscrimination Requirements which includes the requirement to provide a copy of the Recipient's Title VI Plan or Agreement and Standard DOT Title VI Assurances to the Department.
- c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.
- d. To the extent allowable by law, the Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
- e. As required by 2 CFR 200.501 "Audit Requirements," a non-Federal entity expending \$750,000 or more in Federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The Federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal Domestic Assistance (CFDA) number and title as shown on the first page of this agreement. If the Recipient will pay initial project costs and request reimbursement from the Department, the Recipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Recipient shall not report this project on its SEFA.
- f. The Recipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170.
- g. The Recipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:
 - i. The Recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any Department-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Department-assisted contracts.
 - ii. The Recipient shall comply with the requirements of I.M. 3.710, DBE Guidelines.
 - iii. The Department's DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this

program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

- h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

- a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, Federal funds cannot be authorized.
- b. Before beginning any work for which Federal funding reimbursement will be requested, the Recipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Recipient shall submit a written request for FHWA authorization to the Department. After reviewing the Recipient's request, the Department will forward the request to the FHWA for authorization and obligation of Federal funds. The Department will notify the Recipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with Federal funds.

3. Federal Participation in Work Performed by Recipient Employees.

- a. If Federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.310, Federal-aid Participation in In-House Services.
- b. If Federal reimbursement will be requested for construction performed by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.810, Federal-aid Construction by Local Agency Forces.
- c. If the Recipient desires to claim indirect costs associated with work performed by its employees, the Recipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the Federal agency providing the largest amount of Federal funds to the Recipient. If approved, the approved indirect cost rate shall be incorporated by means of an amendment to this agreement.

4. Design and Consultant Services

- a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.
- b. If the Recipient requests Federal funds for consultant services, the Recipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Recipient shall follow the procedures for selecting and using consultants outlined in I.M. 3.305, Federal-aid Participation in Consultant Costs.

- c. If Preliminary Engineering (PE) work is Federally funded, and if right-of-way acquisition or actual construction of the project is not started by the close of the tenth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay to the Department the amount of Federal funds reimbursed to the Recipient for such PE work. PE includes work that is part of the development of the PS&E for a construction project. This includes environmental studies and documents, preliminary design, and final design up through and including the preparation of bidding documents. PE does not include planning or other activities that are not intended to lead to a construction project. Examples include planning, conceptual, or feasibility studies.

5. Environmental Requirements and other Agreements or Permits.

- a. The Recipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Recipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in I.M. 3.105, Concept Statement Instructions; 3.110, Environmental Data Sheet Instructions; 3.112, FHWA Environmental Concurrence Process; and 3.114, Cultural Resource Regulations.
- b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Recipient shall follow the procedures in I.M. 3.120, Farmland Protection Policy Act Guidelines.
- c. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the procedures in I.M. 3.130, 404 Permit Process; 3.140, Storm Water Permits; 3.150, Highway Improvements in the Vicinity of Airports or Heliports; and 3.160, Asbestos Inspection, Removal and Notification Requirements.
- d. In all contracts entered into by the Recipient, and all subcontracts, in connection with this project that exceed \$100,000, the Recipient shall comply with the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Recipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

- a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.605, Right-of-Way Acquisition, and the Department's Office of Right of Way Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no Federal funds are used for right-of-way activities. The Recipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal funding for right-of-way acquisition, the Recipient shall also obtain FHWA authorization before purchasing any needed right-of-way.
- b. If the project right-of-way is Federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay the amount of Federal funds reimbursed for right-of-way costs to the Department.
- c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way, and I.M. 3.680, Federal-aid Projects Involving Railroads.
- d. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal funding reimbursement. The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

- e. If the Recipient desires Federal reimbursement for utility costs, it shall submit a request for FHWA authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in I.M. 3.650, Federal-aid Participation in Utility Relocations.

7. Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

- a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.
- b. For projects let through the Department, the Recipient shall be responsible for the following:
 - i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with I.M. 3.505, Check and Final Plans and I.M. 3.510, Check and Final Bridge or Culvert Plans, as applicable.
 - ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.
 - iii. Follow the procedures in I.M. 3.730, Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents and return to the Department.
- c. For projects that are let locally by the Recipient, the Recipient shall follow the procedures in I.M. 3.720, Local Letting Process, Federal-aid.
- d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 3.750, Project Development Certification Instructions. The project shall not receive FHWA Authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.
- e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code Section 26.12.
- f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice the Department has concurred in the contract award.

8. Construction.

- a. A full-time employee of the Recipient shall serve as the person in responsible charge of the construction project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.
- b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 Iowa Administrative Code Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
- c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: <http://www.iowadot.gov/erl/current/IM/navigation/nav.htm>.
- d. For projects let locally, the Recipient shall provide materials testing and certifications as required by the approved specifications.

- e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103, Inspection Services Provided to Counties, Cities, and Other State Agencies.
- f. The Recipient shall follow the procedures in I.M. 3.805, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

- a. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least annually but not more than bi-weekly.
- b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1 if possible, but no later than August 15.
- c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.
- d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the Federal share of construction costs or 5% of the total Federal funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the Federal funds withheld.
- e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any Federal or State funds received, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:
 - 1) in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or
 - 2) refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate State fund account in the amount of refunds received from the Recipient.

10. Project Close-out.

- a. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department and request a final audit, in accordance with the procedures in I.M. 3.910, Final Review, Audit, and Close-out Procedures for Federal-aid Projects.
- b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.
- c. Final reimbursement of Federal funds shall be made only after the Department accepts the project as complete.
- d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the Federal

Government. Copies of these materials shall be furnished by the Recipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Recipient of the record retention date.

- e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

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

Date: 10/14/2016 Weekly Agenda Date: 10/18/2016

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

WORDING FOR AGENDA ITEM:

Receive and consider bids for project number L-B(D38)--73-97

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 has prepared plans to replace bridge number D38 on 120th Street North of Lawton. The bridge is closed due to structural deterioration and scheduled for replacement this fiscal year.

BACKGROUND:

The project will replace the existing bridge with a new bridge.

FINANCIAL IMPACT:

The bridge is funded with local county secondary road funds.

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

Yes No

RECOMMENDATION:

Recommend that the board receive the bids and return them to the county engineer for review and recommendation.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board receive the bids and return them to the county engineer for review and recommendation.

NOTICE TO BIDDERS

1. Sealed bids will be received by the Office of Public Bidding, Woodbury County Board of Supervisors at their office located at 620 Douglas St. Sioux City Iowa, until 4:00 o'clock, PM, CDSST on October 17 2016 for the various items of construction work listed below.

2. A Certified check made payable to the County, or a Cashier's check made payable to either the County or to the contractor. drawn upon a solvent bank or a bid bond, shall be filed with each proposal in an amount as set forth in the proposal form. Cashier's check, made payable to the contractor, shall contain an unqualified endorsement to the County signed by the contractor or his/her authorized agent. Failure to execute a contract and file an acceptable bond and certificate of insurance within 30 days of the date of the approval for awarding of the contract, as herein provided, will be just and sufficient cause for the denial of the award and the forfeiture or the proposal guarantee.

3. Plans, specifications and proposal forms for the work may be seen and may be secured at the office of the County Engineer.

4. All proposals must be filed on the forms furnished by the County, sealed and plainly marked. Proposals containing any reservations not provided for in the forms furnished may be rejected, and the County Board reserves the right to waive technicalities and to reject any or all bids.

5. Attention of bidders is directed to the Special Provisions covering the qualifications of bidders and subletting or assigning of the contract.

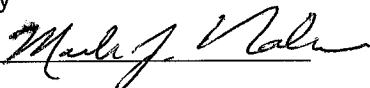
6. As a condition precedent to being furnished proposal forms, a prospective bidder must be on the current Iowa Department of Transportation list of qualified bidders; except that this requirement will not apply when bids are received solely for materials, supplies, or equipment.

Project: L-B(D38)—73-97		
1. Clearing and Grubbing	Acre	0.38
2. Excavation Class 10 Roadway & Borrow	CY	1,768
3. Excavation Class 10, Channel	CY	1,248
4. Removal of Existing Bridge	LS	1
5. Excavation Class 20	CY	164
6. Structural Concrete Bridge	CY	174.00
7. Reinforcing Steel	Lbs	102
8. Reinforcing Steel Epoxy Coated	Lbs	46,502
9. Concrete Open Railing TL-4	LF	182
10. Piles, Steel HP 10x42	LF	550
11. Piles, Steel HP 12x53	LF	770
12. Conc. Encasement of Steel H Piles HP 12x 53(P10L Type 3)	LF	238
13. Steel Beam Guardrail Barrier Transition Section	Each	4
14. Steel Beam Guardrail End Anchor, Bolted	Each	4
15. Steel Beam Guardrail End Terminal	Each	4
16. Engineering Fabric	SY	700
17. Revetment, Class E	Ton	426
18. Safety Closure	Each	2
19. Traffic Control	LS	1
20. Mobilization	LS	1
21. Modified Class C Gravel	Ton	233
22. Mulching	Acre	0.38
23. Seeding and Fertilizing (Rural)	Acre	0.38
24. Perimeter and Slope Sediment control Device, 12 Inch Dia	LF	300

Required Proposal Guarantee: \$25,000.00

The Iowa Department of Transportation Standard Specification, Highway Division Series of 2015, Plus all Current supplemental specification and special provisions to date shall apply to all work on this project.

September 23, 2016 Board of Supervisors of Woodbury County

By: 

Mark J. Nahra P.E. - County Engineer



Agenda – Town Hall Meeting
Monday – October 24th, 2016 at 6:30 p.m.
City of Bronson, Community Center
100 E. 1st Street, Bronson, Iowa

Woodbury County Board of Supervisors
Bronson City Council

Introductions

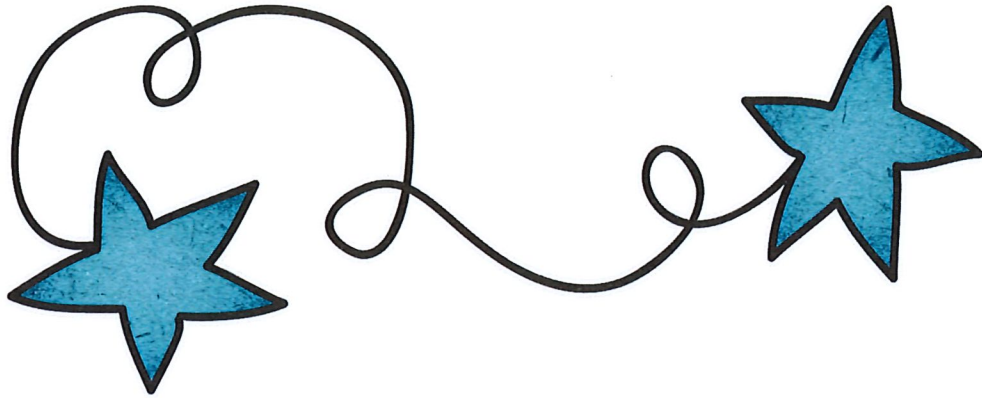
Update on Bronson Activities – Mayor and City Council

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

Questions / Comments / Open Dialogue Discussion

ADJOURNMENT

- *Subject to Additions/Deletions*



Retirement Party Coffee

for

Sgt. Al Shinkunas

Transport Officer Sherry Skaff

and

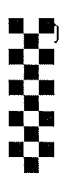
Officer Shelly Michaud

November 1st, 2016

2:00 P.M. to 4:00 P.M.

L.E.C. Training Room across from courtroom #3

**Please come join us in wishing them well and celebrate
their years of service!**



Siouxland Human Investment Partnership

Together we can

FAX TRANSMITTAL

DATE 10/13/16

TO: Karen James – Woodbury County Board of Supervisors

FAX #: 712-279-6577

FROM: Kim Jenkins, S.H.I.P.

NUMBER OF PAGES: 2

(including cover sheet)

Please note the following changes to public meetings for October:

10/21/16 – SHIP Executive Board Meeting – Holstein Country Club
(The South Room) 400 Kofmehl Holstein, IA – 11a.m.

10/21/16 – SHIP Board Meeting – Holstein Country Club South Room
Holstein, IA – 12p.m.

Thank you,
Kim



**Siouxland Human Investment Partnership (SHIP)
Board Tentative Agenda**

Meeting Date/Time:

October 21, 2016 - 12:00 pm

Meeting Place:

Holstein Country Club – Holstein, IA

- 1. Call to Order** Barb Small

- 2. Action Items**
 - A. Consensus Agenda Barb Small
 - B. Deat Recommendations Erin Binneboesc
 - C. ECI Recommendations Matt Ohman
 - D. Monthly Board Actions Matt Ohman

- 3. Discussion Item**
 - a) Director's Report Matt Ohman
 - b) SHIP Admin Budget Cheryl Engle
 - c) Monthly Reporting Matt Ohman

- 4. Future Agenda Items**

- 5. Communications and Other Audiences**

- 6. Adjournment**

Council on Sexual Assault and
Domestic Violence, Inc.
P.O. Box 1565
Sioux City, IA 51102

NON PROFIT ORG
US POSTAGE
PAID
SIOUX CITY IA 511
PERMIT 138

3*2*****SCH 5-DIGIT 51101
Woodbury County Sheriff Glenn Parrett
PO Box 3715
Sioux City IA 51102-3715

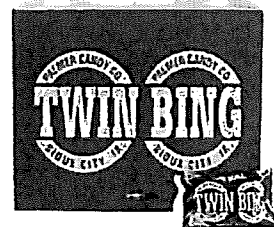
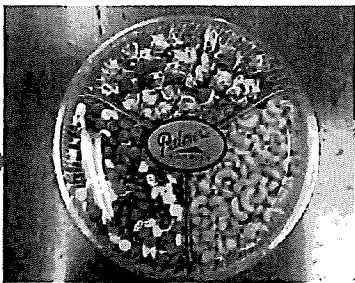


The Council on Sexual Assault & Domestic Violence

31st Annual Poinsettia Fundraiser

Let your holidays **SPARKLE , SHINE & RING**

We have beautiful **POINSETTIAS,**
CANDY/NUT TRAYS and **"BINGS"**

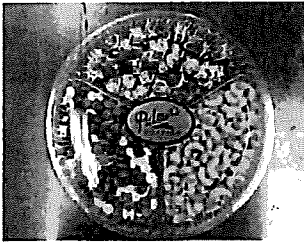


Thank you for waiting patiently all year.
We are pleased to announce Poinsettias, Candies/Nuts & Bings are here!

ORDER TODAY TO ENSURE YOUR COLOR AND SIZE PREFERENCE SUPPLY IS LIMITED



This is the 31st year the Council on Sexual Assault and Domestic Violence has provided locally grown florist quality poinsettias to the Siouxland Community. This is the 6th year that we have "mixed" things up a bit and added the option to order a delicious candy/nut tray or a box of Bings, both of which are made right here in Siouxland by Palmer Candy Co. and can be shipped to loved ones far away. Of course we still have beautiful poinsettias, but be sure to order soon, as color and sizes are limited.

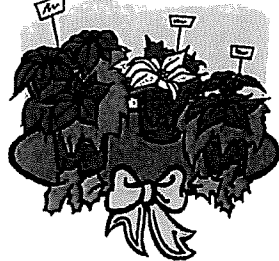



Enjoy 1.75 lbs. of candies/nuts from the Palmer Candy Co. This tray includes:

Cashews

Drizzled Carmel Corn

Red, White & Green Chocolate Gems




Festively decorate your home, office or church.

Poinsettias come in Burgundy, Red, Pink & White

Sizes available:

6"
8"
10"



RING in your Holidays with a big box of "Bings"! This 36 ct. box of "Bing" candy bars is made in Sioux City by Palmer Candy.

Thank you!

Send completed form with check or credit card information to:
CSADV
PO Box 1565
Sioux City, IA 51102
Phone: 712-277-0131 Fax: 712-258-8790
Additional order forms available on our website: www.csadvsiouxland.org

NOV. 26TH IS PICK UP ONLY @ MERCY FROM 10 a.m.-NOON
Regular Delivery Dates: 11/30, 12/3, 12/7, 12/10, 12/14, 12/17
Business deliveries will be made on Weds. only
Delivery times: 9am-1pm/Pick up is from 10:00a.m.-12:30 p.m.
Yes—I want my items delivered: _____ (circle date above)
I will Pick up at: (check below) On: (circle date above)
_____ West Shore Acres Greenhouse (McCook Lake)
_____ Christy Smith Family Resource Center (Wed. only)
_____ Mercy Hospital (By the Gift Shop)

****Deliveries are only to the local Siouxland area, but plants & candy can be picked up at the West Shore Acres Greenhouse, Mercy or Christy Smith Family Resource Center on the designated dates and times above.**

Ordered By

Name _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

	6" Burgundy	8" Burgundy	10" Burgundy	6" Red	8" Red	10" Red	6" White	8" White	10" White	6" Pink	8" Pink	10" Pink	Candy/Nut Tray \$20	Bing Box \$30	Recipient Address and phone number	Delivery/pick up date	Mail Candy optional
Recipient Name:	\$20	\$30	\$40	\$20	\$30	\$40	\$20	\$30	\$40	\$20	\$30	\$40					
Recipient Name:																	
Recipient Name:																	

Payment Information

Credit Card Information: ___ Visa ___ American Express ___ Mastercard Expiration date: _____

Credit Card #: _____ 3 digit code on back _____

\$10 per candy tray mailed	\$
Grand Total	\$

WOODBURY COUNTY JUVENILE DETENTION CENTER

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

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

6:00 a.m.

6:00 p.m.

September, 2016

September 26, 2016		12
September 27, 2016	12	10
September 28, 2016	10	10
September 29, 2016	10	10
September 30, 2016	10	10

October, 2016

October 1, 2016	10	10
October 2, 2016	10	10
October 3, 2016	10	

The Center averaged 10.3 residents per day during the 6:00 a.m. head count and 10.3 during the 6:00 p.m. count for a weekly average of 10.3 residents per day during the above week.

Of the ten residents detained on October 3, 2016 at 6:00 a.m. five or fifty percent of the population were identified as gang member. Of the five, two or forty percent were identified as hard-core members. We are also incarcerating four juveniles as adults for the jail.

We are detaining one juvenile for Dakota County.

Mark Olsen

Director
WCJDC

October 3, 2016

WOODBURY COUNTY JUVENILE DETENTION CENTER

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

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

6:00 a.m.

6:00 p.m.

October, 2016

October 3, 2016	10	10
October 4, 2016	10	10
October 5, 2016	10	8
October 6, 2016	8	8
October 7, 2016	8	9
October 8, 2016	12	12
October 9, 2016	12	12
October 10, 2016	12	

The Center averaged 11.7 residents per day during the 6:00 a.m. head count and 9.9 during the 6:00 p.m. count for a weekly average of 10.8 residents per day during the above week.

Of the twelve residents detained on October 10, 2016 six or fifty percent were identified gang members. Of the six, two or thirty three percent were identified as hard-core members. We are also detaining four juveniles on behalf of the jail.

We are currently detaining one juvenile from Dakota County and three from the BIA.

Mark Olsen

Director
WCJDC

October 10, 2016

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>
10/1/16	Saturday	225	211	14	0	23
10/2/16	Sunday	229	215	14	0	23
10/3/16	Monday	227	213	14	0	23
10/4/16	Tuesday	228	214	14	0	23
10/5/16	Wednesday	212	198	14	0	22
10/6/16	Thursday	222	206	16	0	22
10/7/16	Friday	223	207	16	0	23
		1566	1464	102	0	159
24 HOUR DAILY COUNT						
<u>DATE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>			
10/1/16	249	206	43			
10/2/16	245	208	37			
10/3/16	250	208	42			
10/4/16	247	208	39			
10/5/16	237	202	35			
10/6/16	234	199	35			
10/7/16	245	212	33			
	1707	1443	264			
*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>
10/8/16	Saturday	226	209	17	0	23
10/9/16	Sunday	233	216	17	0	23
10/10/16	Monday	224	207	17	0	23
10/11/16	Tuesday	219	202	17	0	24
10/12/16	Wednesday	216	199	17	0	25
10/13/16	Thursday	216	199	17	0	24
10/14/16	Friday	221	203	18	0	24
		1555	1435	120	0	166
<u>24 HOUR DAILY COUNT</u>						
<u>DATE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>			
10/8/16	252	210	42			
10/9/16	247	215	32			
10/10/16	247	210	37			
10/11/16	243	205	38			
10/12/16	234	199	35			
10/13/16	232	199	33			
10/14/16	235	205	30			
	1690	1443	247			
*Highest population count each day						