



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 1, 2021) (WEEK 22 OF 2021)

Live streaming at:
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Agenda and Minutes available at:
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Live telephonic access at: 712-224-6014

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 1, 2021 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. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

- 1. Citizen Concerns Information
2. Approval of the agenda Action

Consent Agenda

Items 3 through 11 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

- 3. Approval of the minutes of the May 25, 2021 meeting
4. Approval of claims
5. Board Administration – Heather Satterwhite
Approval of Notice of Property Sale Resolution for Parcel #894721358023 (aka 1417 Grandview Blvd.) for Tuesday, June 15 at 4:35 p.m.
6. Juvenile Detention – Ryan Weber
Receive Juvenile Detention's April Population Report

7. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process
  
8. County Auditor – Patrick Gill  
Receive the appointment of John Nelson to the City of Lawton City Council
  
9. County Treasurer – Tina Bertrand  
Approval of resolution naming depositories
  
10. Board Administration – Dennis Butler  
Approval of engagement letter from Piper Sandler & Co. for road improvement projects
  
11. Board Administration - Karen James
  - a. Approval of resolution for a tax suspension for P.O.
  - b. Approval of resolution for a tax suspension for P.R.

**End Consent Agenda**

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|--|-------------|
| 12. Community & Economic Development – David Gleiser & SIMPCO - Michelle Bostinellos<br>Approval of SIMPCO member dues for rural cities proposal   | Action      |
| 13. Building Services – Kenny Schmitz<br>Discussion of allocating \$10,000,000.00 of 2021 Fiscal Recovery Funds (ARPA) and up to \$5,576,000.00 of 2022 Fiscal Recovery Funds (ARPA) to the Woodbury County Law Enforcement Center Authority | Information |
| 14. Board Administration – Dennis Butler<br>Update on tax rates and budget due to mental health funding  | Information |
| 15. Reports on Committee Meetings  | Information |
| 16. Citizen Concerns   | Information |
| 17. Board Concerns   | Information |

**ADJOURNMENT**

*Subject to Additions/Deletions*

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## CALENDAR OF EVENTS

- WED., JUNE 2**    **9:00 a.m.**    Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
- 10:30 a.m.**    Loess Hills Alliance Executive Meeting
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- 1:00 p.m.**    Loess Hills Alliance Full Board Meeting
- 3:45 p.m.**    Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU., JUNE 3**    **10:00 a.m.**    COAD Meeting, The Security Institute
- MON., JUNE 7**    **6:00 p.m.**    Board of Adjustment meeting, First Floor Boardroom
- WED., JUNE 9**    **8:05 a.m.**    Woodbury County Information Communication Commission, First Floor Boardroom
- THU., JUNE 10** **12:00 p.m.**    SIMPCO Board of Directors, 1122 Pierce St.
- FRI., JUNE 11**    **9:00 a.m.**    Hungry Canyons Alliance Meeting, Shenandoah, Iowa
- WED., JUNE 16** **10:00 a.m.**    Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
- 12:00 p.m.**    Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- 4:00 p.m.**    Conservation Board Meeting, Brown's Lake – Bigelow Park
- THU., JUNE 17** **4:30 p.m.**    Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., JUNE 18**    **12:00 p.m.**    Siouxland Human Investment Partnership Board Meeting, ZOOM
- TUE., JUNE 22**    **2:00 p.m.**    Decat Board Meeting, Western Hills AEA, Room F
- WED., JUNE 23**    **2:30 p.m.**    Rolling Hills Community Services Region Governance Board Meeting
- THU., JUNE 24** **11:00 a.m.**    Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
- MON., JUNE 28**    **6:00 p.m.**    Zoning Commission Meeting, First Floor Boardroom
- MON., JULY 5**    **6:00 p.m.**    Board of Adjustment meeting, First Floor Boardroom
- WED., JULY 7**    **3:45 p.m.**    Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- 12:00 p.m.**    District Board of Health Meeting, 1014 Nebraska St.
- THU., JULY 8**    **10:00 a.m.**    COAD Meeting, The Security Institute

**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.*

**MAY 25, 2021, TWENTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, May 25, 2021 at 4:30 p.m. Board members present were Monson, Radig, Ung, Wright, and De Witt. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Joshua Widman, Board Attorney, Dennis Butler, Budget/Tax Analyst, and Patrick Gill, Auditor/Clerk to the Board.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. The were no citizen concerns.
2. Motion by Monson second by Radig to approve the agenda for May 25, 2021. Carried 5-0. Copy filed.

Motion by De Witt second by Radig to approve the following items by consent:

3. To approve minutes of the May 18, 2021 meeting. Copy filed.
4. To approve the claims totaling \$2,159,058.52. Copy filed.
5. To appoint Dennis Butler as the authorized representative for Woodbury County to the Coronavirus State and Local Fiscal Recovery Fund Program. Copy filed.
6. To approve an authorize the Chairperson to sign a Resolution approving abatement of taxes for Diane Louise Fawcett, Vin #INFL555A11580HP13, 2006 Highland Park.

**WOODBURY COUNTY, IOWA  
RESOLUTION #13,174  
RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, Diane Louise Fawcett is the titleholder of a mobile home, VIN #INFL555A11580HP13 located in Woodbury County, Iowa and legally described as follows:

**VIN #INFL555A11580HP13 2006 Highland Park**

**WHEREAS**, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Diane Louise Fawcett.

**WHEREAS**, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 25<sup>th</sup> day of May, 2021.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

7. To approve items to be auctioned per Personal Property Disposition Policy. Copy filed.
- 8a. To approve the separation of Alexa Hansen, Civilian Jailer, County Sheriff Dept., effective 05-17-21. Resignation.; the reclassification of Hediberto Ponce, Civilian Jailer, County Sheriff Dept., effective 06-14-21, \$21.29/hour, 4%=\$.83/hr. Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2.; the reclassification of Stacy Ritchie, Senior Clerk, Human Resources Dept., effective 06-14-21, \$20.61/hour, 3.8%=\$.76/hr. Per Wage Plan comparability with AFSCME Courthouse Contract, from Grade 4/Step 2 to Grade 4/Step 3.; and separation of Courtney Kelsey, Civilian Jailer, County Sheriff Dept., effective 07-14-21. Resignation. Copy filed.

8b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for (2) Civilian Jailers, County Sheriff Dept. CWA: \$20.46/hour.; and (2) P/T Courthouse Safety and Security Officers, County Sheriff Dept. Wage Plan comparability with AFSCME Courthouse: \$17.30-\$19.01/hour. Copy filed.

9. To receive the 3<sup>rd</sup> quarter SIMPCO report for fiscal year FY20-21. Copy filed.

10a. To approve the permit to work in the right of way for Gary Hoppe. Copy filed.

10b. To approve the underground utility permit for FiberComm LC. Copy filed.

Carried 5-0.

11a. Motion by De Witt second by Monson to approve the federal aid project agreement for project #BRS-SWAP-CO97(146)—FF-97. Carried 5-0. Copy filed.

11b. Motion by Monson second by Radig to approve the federal aid project agreement for projects #BRS-SWAP-CO97(147)—FF-97. Carried 5-0. Copy filed.

11c. Motion by Radig second by Monson to award the bid for motor grader w/front lift to Murphy Tractor for \$272,125.00 and the bid for AWD Motor Grader w/front lift to Murphy Tractor for \$281,175.00. Carried 5-0. Copy filed.

11d. Motion by Radig second by De Witt to award the bid for four belly dump trails for gravel road improvement project to Jim Hawk Truck Trailers for \$38,200 each. Carried 5-0. Copy filed.

11e. Motion by De Witt second by Monson to approve the FY 2021 Woodbury County Secondary Roads Dept. Budget Amendment #1. Carried 5-0. Copy filed.

13a. A public hearing was held at 4:40 p.m. for amendment #1 to the Woodbury County FY 2021 budget. The Chairperson called on anyone wishing to be heard.

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

12. Motion by De Witt second by Monson to approve and authorize the Chairperson to sign a Resolution for the Woodbury County Board of Supervisors to Exercise the Powers and Duties of the Grant Township Trustees Until the Next General Election Pursuant to Iowa Code Section 69.8(5)(b). Carried 5-0.

**RESOLUTION #13,175**

**RESOLUTION FOR THE WOODBURY COUNTY BOARD OF SUPERVISORS TO EXERCISE THE POWERS AND DUTIES OF THE GRANT TOWNSHIP TRUSTEES UNTIL THE NEXT GENERAL ELECTION PURSUANT TO IOWA CODE SECTION 69.8(5)(B)**

WHEREAS, Grant Township is a township located in Woodbury County, Iowa and governed by Iowa Code Chapter 359; and

WHEREAS, by law, Grant Township is allocated three elected township trustees that conduct the business of the township; and

WHEREAS, all the previously elected and/or appointed trustees of Grant Township have resigned from office; and

WHEREAS, no one has come forward to agree to be appointed as a trustee for Grant Township; and

WHEREAS, Grant Township cannot independently conduct business without trustees;

WHEREAS, when the offices of three trustees of a township are vacant, Iowa Code Section 69.8(5.)(b.) allows the Board of Supervisors by resolution to agree to exercise the duties and powers assigned by law to the township trustees until the next general election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the Board of Supervisors will exercise all powers and duties assigned by law to the Grant Township Trustees until the vacancies are filled at the next general election in 2022.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13b. Motion by Radig second by De Witt to approve and authorize the Chairperson to sign a Resolution Approval of FY 2020/2021 Budget Amendment #1. Carried 5-0.

**APPROVAL OF FY 2020/2021 BUDGET AMENDMENT #1  
RESOLUTION #13,176**

WHEREAS, the Woodbury County Board of Supervisors has considered the proposed FY 2020/2021 county budget amendment #1; and

WHEREAS, a public hearing concerning the proposed county budget was held on May 25, 2021;  
NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Woodbury County that the county budget amendment #1 for FY 2020/2021 as set forth in the budget amendment summary, is hereby adopted and that the Woodbury County Auditor is directed to file said budget and to establish accounting records in accordance with the attached schedules.

BE IT FURTHER RESOLVED, that the Chairperson and the County Auditor be and are hereby authorized to sign the approved FY 2020/2021 county budget amendment.

Signed and dated this 25<sup>th</sup> day of May, 2021  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13c. Motion by Radig second by De Witt to approve transfer of appropriation in the Sheriff's FY 21 budget due to employee transfers. Carried 5-0. Copy filed.
- 13d. Motion by Radig second by Monson to approve the Engagement Agreement with Ahlers & Cooney, P.C. Carried 5-0. Copy filed.
- 13e. Motion by Radig second by Monson to approve and authorize the Chairperson to sign a Resolution Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$1,094,445 General Obligation Capital Loan Notes (Essential County Purpose #1) of Woodbury County, State of Iowa (for Essential County Purposes), and Providing for Publication of Notice Thereof. Carried 5-0.

**RESOLUTION #13,177  
RESOLUTION FIXING DATE FOR A MEETING ON THE  
AUTHORIZATION OF LOAN AGREEMENT AND THE  
ISSUANCE OF NOT TO EXCEED \$1,094,445 GENERAL  
OBLIGATION CAPITAL LOAN NOTES (ESSENTIAL  
COUNTY PURPOSE #1) OF WOODBURY COUNTY, STATE  
OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND  
PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to

exceed \$1,094,445, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:35 P.M., on the 8th day of June, 2021, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,094,445 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of the erection, equipment, remodeling, or reconstruction of, and additions or extensions to public buildings, including the site or grounds thereof and including, but not limited to chiller for the Courthouse.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$1,094,445, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 29, 2021)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,094,445 GENERAL OBLIGATION CAPITAL LOAN NOTES (ESSENTIAL COUNTY PURPOSE #1) OF THE COUNTY (FOR ESSENTIAL COUNTY PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 8th day of June, 2021, at 4:35 P.M., in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,094,445 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of the erection, equipment, remodeling, or reconstruction of, and additions or extensions to public buildings, including the site or grounds thereof and including, but not limited to chiller for the Courthouse. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the

meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this 25<sup>th</sup> day of May, 2021.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 13f. Motion by Radig second by De Witt to approve and authorize the Chairperson to sign a Resolution Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$630,111 General Obligation Capital Loan Notes (Essential County Purpose #2) of Woodbury County, State of Iowa (for Essential County Purposes), and Providing for Publication of Notice Thereof. Carried 5-0.

**RESOLUTION #13,178**  
**RESOLUTION FIXING DATE FOR A MEETING ON THE**  
**AUTHORIZATION OF A LOAN AGREEMENT AND THE**  
**ISSUANCE OF NOT TO EXCEED \$630,111 GENERAL**  
**OBLIGATION CAPITAL LOAN NOTES (ESSENTIAL**  
**COUNTY PURPOSE #2) OF WOODBURY COUNTY, STATE**  
**OF IOWA (FOR ESSENTIAL COUNTY PURPOSES), AND**  
**PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$630,111, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:37 P.M., on the 8th day of June, 2021, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$630,111 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of the erection, equipment, remodeling, or reconstruction of, and additions or extensions to public buildings, including the site or grounds thereof and including, but not limited to structural and foundation repairs, computer software for the Sheriff, computer hardware and software equipment.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$630,111, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.



Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 29, 2021)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$630,111 GENERAL OBLIGATION CAPITAL LOAN NOTES (ESSENTIAL COUNTY PURPOSE #2) OF THE COUNTY (FOR ESSENTIAL COUNTY PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 8th day of June, 2021, at 4:37 P.M., in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$630,111 General Obligation Capital Loan Notes, for essential county purposes, to provide funds to pay the costs of the erection, equipment, remodeling, or reconstruction of, and additions or extensions to public buildings, including the site or grounds thereof and including, but not limited to structural and foundation repairs, computer software for the Sheriff, computer hardware and software equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.443 of the Code of Iowa.

Dated this 25<sup>th</sup> of May, 2021.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13g. Motion by Radig second by De Witt to approve and authorize the Chairperson to sign a Resolution Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$75,444 General Obligation Capital Loan Notes (General County Purpose #3) of Woodbury County, State of Iowa (for General County Purposes), Providing for Publication of Notice Thereof. Carried 5-0.

**RESOLUTION #13,179**  
**RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$75,444 GENERAL OBLIGATION CAPITAL LOAN NOTES (GENERAL COUNTY PURPOSE #3) OF WOODBURY COUNTY, STATE OF IOWA (FOR GENERAL COUNTY PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

WHEREAS, it is deemed necessary and advisable that Woodbury County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to

exceed \$75,444, as authorized by Sections 331.402 and 331.442, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general county purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, the Issuer has a population in excess of 50,000, and the Notes for these purposes do not exceed \$300,000; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action; and

WHEREAS, before the Notes may be issued, it is necessary to comply with the provisions of Chapter 331 of the Code of Iowa, and to publish a notice of the proposal to issue such Notes and the right to petition for an election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA:

Section 1. That this Board meet in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:39 P.M., on the 8th day of June, 2021, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$75,444 General Obligation Capital Loan Notes, for general county purposes, the proceeds of which notes will be used to provide funds to pay the costs of equipping emergency management services with a vehicle and turnout gear that is necessary for the operation of the county or the health and welfare of its citizens and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$75,444, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board.

Section 3. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 29, 2021)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$75,444 GENERAL OBLIGATION CAPITAL LOAN NOTES (GENERAL COUNTY PURPOSE #3) OF THE COUNTY (FOR GENERAL COUNTY PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing on the 8th day of June, 2021, at 4:39 P.M., in the Basement Boardroom, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at which meeting the Board proposes to take additional action for the

authorization of a Loan Agreement and the issuance of not to exceed \$75,444 General Obligation Capital Loan Notes, for general county purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Notes to be issued to provide funds to pay the costs of equipping emergency management services with a vehicle and turnout gear that is necessary for the operation of the county or the health and welfare of its citizens. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the County, may be filed with the Auditor of the County in the manner provided by Section 331.306 of the Code of Iowa, pursuant to the provisions of Sections 331.402 and 331.442 of the Code of Iowa.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the County thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Sections 331.402 and 331.442 of the Code of Iowa.

Dated this 25<sup>th</sup> day of May, 2021.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 13h. Motion by Monson second by Radig to approve and authorize the Chairperson to sign a Resolution Declaring an Official Intent Under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the County for Certain Original Expenditures Paid in Connection with Specified Projects. Carried 5-0.

**RESOLUTION #13,180  
RESOLUTION DECLARING AN OFFICIAL INTENT UNDER  
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO  
REIMBURSE THE COUNTY FOR CERTAIN ORIGINAL  
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED  
PROJECTS**

WHEREAS, the County anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the County reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Board believes it is consistent with the County's budgetary and financial circumstances to issue this declaration of official intent.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA:

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Board determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the County reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the County in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

Project	Fund from which Original expenditures are to be Advanced	Total Estimated Cost*	Amount of Borrowing Anticipated	Estimated Date of Completion
C.H. Ciller	CIP	\$1,094,445	\$1,094,445	6/30/2021
EMS Turnout Gear	CIP	\$22,830	\$22,830	6/30/2021
EMS Truck #206	CIP	\$52,614	\$52,614	6/30/2021
Sheriff Advanced Scheduling	CIP	\$12,461	\$12,461	6/30/2021
C.H. – WCICC Equipment	CIP	\$487,584	\$487,584	6/30/2021
WIT Security Institute	CIP	\$123,066	\$123,066	6/30/2021
Upgrades				
General Obligation Loan Notes	CIP	\$7,000	\$7,000	6/30/2021

\*It is intended to seek grants and other contributions to reduce the amount of borrowing required for the following Project(s):

-0-

If such grants are not received, it is intended that the costs to be financed will be increased accordingly.

Section 5. That the County reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the County Auditor in an Official Intent File maintained in the office of the Auditor and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 25th day of May, 2021.  
 WOODBURY COUNTY BOARD OF SUPERVISORS  
 Copy filed.

- 14. The Board heard reports on committee meetings.
- 15. There were no citizen concerns.
- 16. Board concerns were heard.

The Board adjourned the regular meeting until June 1, 2021.

Meeting sign in sheet. Copy filed.

# RESOLUTION #

## NOTICE OF PROPERTY SALE

### Parcels #894721358023

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

**The South One-half (S 1/2) of Lot Ten (10) and Lot Eleven (11), in Block Three (3) of Rose Hill Addition to the City of Sioux City, Woodbury County, Iowa (1417 Grandview Blvd.)**

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 **15<sup>th</sup> Day of June, 2021 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 **15<sup>th</sup> Day of June, 2021**, 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 \$216.00** 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 1<sup>st</sup> Day of June, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

---

Patrick F. Gill  
Woodbury County Auditor  
and Recorder

---

Rocky De Witt, Chairman

**REQUEST FOR MINIMUM BID**

Name: Aureliano Zavala Date: 12-7-20

Address: 1423 Grandview Phone: 712-204-1818

Address or approximate address/location of property interested in:  
1417 Grandview

GIS PIN # 894721358023

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

Legal Description:  
Rose Hill S 1/2 Lot 10 + Lot 11 Block 3

Tax Sale #/Date: 826/2016 Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: 5/5/21

Current Assessed Value: Land 6,480 Building 0 Total 6,480

Approximate Delinquent Real Estate Taxes: \_\_\_\_\_

Approximate Delinquent Special Assessment Taxes: Total \$2,263.00

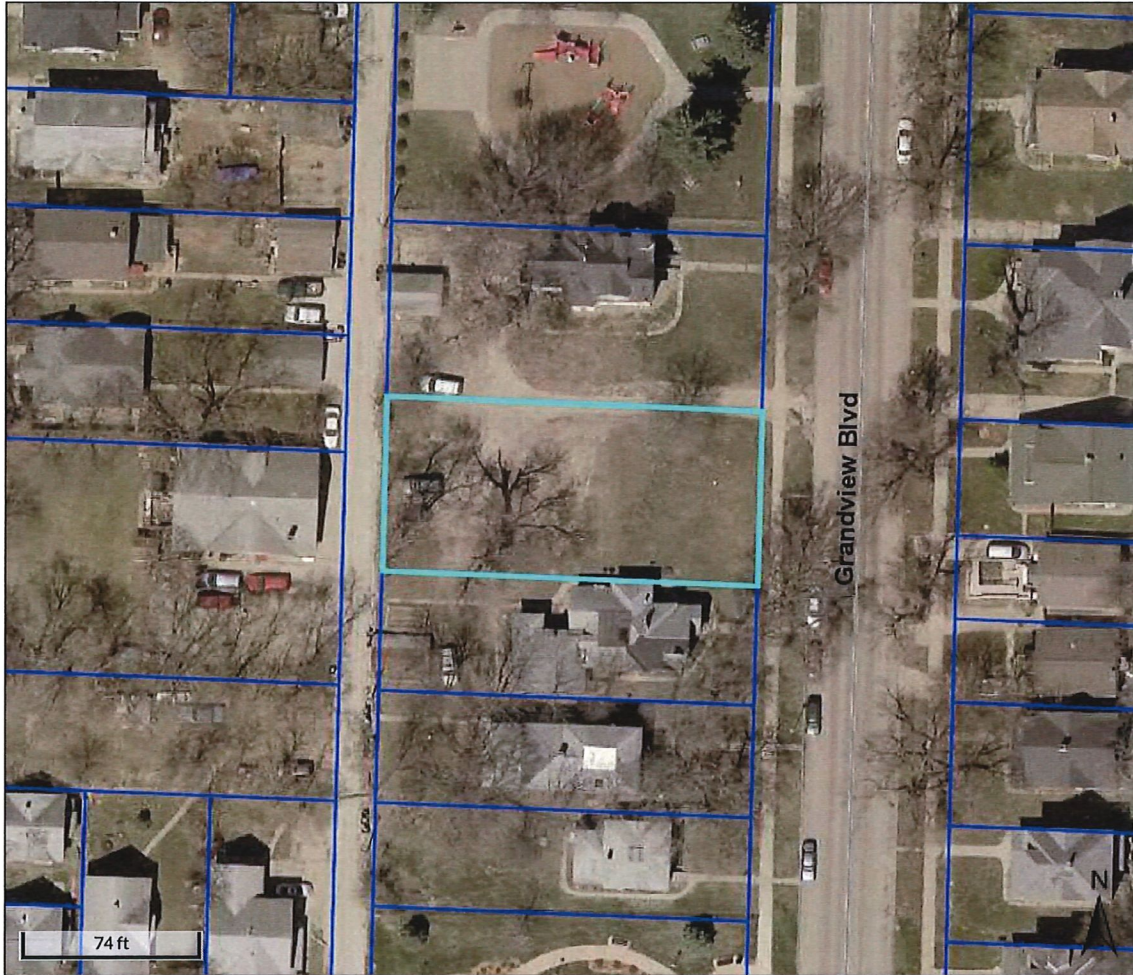
\*Cost of Services: \$116

Inspection to: Matthew Ung Date: 12-7-20

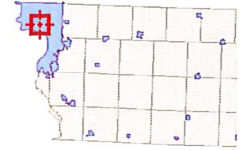
Minimum Bid Set by Supervisor: \$100 plus \$116 for cost of services Total: \$216

Date and Time Set for Auction: Tuesday June 15<sup>th</sup> @ 4:35

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



Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

Parcel ID	894721358023	Alternate ID	444540	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1417 GRANDVIEW BLVD	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	ROSE HILL S 1/2 LOT 10 & LOT 11 BLK 3				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/26/2021  
 Last Data Uploaded: 5/25/2021 7:05:42 PM

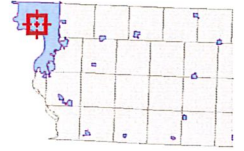
Developed by  Schneider  
 GEOSPATIAL



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894721358023	Alternate ID	444540	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	1417 GRANDVIEW BLVD	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	ROSE HILL S 1/2 LOT 10 & LOT 11 BLK 3				
	(Note: Not to be used on legal documents)				

Date created: 5/26/2021  
 Last Data Uploaded: 5/25/2021 7:05:42 PM

Developed by  Schneider  
 GEOSPATIAL



# Woodbury County Juvenile Detention April Census

## Woodbury Co. Adult Holds

1. 175 Days 14 Hours (As of 5-15-21)
2. 22 Days 14 Hours (When Released)
3. 51 Days 13 Hours (When Released)
4. 1 Day 21 Hours (When Released)

## Woodbury Co. Juvenile Holds

1. 69 Days 16 Hours (When Released)
2. 46 Days 18 Hours (When Released)
3. 26 Days 15 Hours (When Released)
4. 56 Days 18 Hours (As of 5-15-21)
5. 13 Days 12 Hours (When Released)
6. 28 Days 13 Hours (When Released)
7. 33 Days 22 Hours (When Released)
8. 43 Days 7 Hours (As of 5-15-21)
9. 41 Days 20 Hours (As of 5-15-21)
10. 30 Days 2 Hours (When Released)
11. 35 Days 9 Hours (As of 5-15-21)
12. 9 Days 19 Hours (When Released)
13. 31 Days 1 Hour (As of 5-15-21)
14. 22 Days 20 Hours (As of 5-15-21)

## Out of County Holds

1. 138 Days 19 Hours (When Released)

2. 70 Days 17 Hours ( When Released)
3. 42 Days 7 Hours (When Released)
4. 22 Days 21 Hours (When Released)
5. 25 Days 20 Hours (When Released)

## **Omaha Nation/Macy Holds**

1. 21 Hours 12 Minutes (When Released)
2. 4 Days 15 Hours (When Released)

## **Intake and Release**

1. 2 Hours 25 Minutes
2. 2 Hours 35 Minutes
3. 3 Hours 15 Minutes
4. 4 Hours 10 Minutes
5. 5 Hours 12 Minutes
6. 2 Hours 54 Minutes
7. 1 Hour 38 Minutes
8. 2 Hours 15 Minutes
9. 40 Minutes
10. 45 Minutes
11. 2 Days 19 Hours
12. 1 Hour 30 Minutes
13. 6 Hours
14. 4 Hours 45 Minutes
15. 4 Hours 50 Minutes
16. 4 Hours 50 Minutes
17. 4 Hours 25 Minutes
18. 4 Hours 25 Minutes
19. 17 Minutes
20. 18 Hours 50 Minutes
21. 3 Hours 25 Minutes
22. 20 Minutes
23. 43 Minutes
24. 1 Hour 45 Minutes
25. 1 Hour 15 Minutes

26. 4 Hours 5 Minutes

BIA Holds

N/A

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** June 1, 2021

**\* PERSONNEL ACTION CODE:**

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

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Perez-Ariza, Adair	County Treasurer	6-03-21	Clerk II	\$17.30/hour		A	Job Vacancy Posted 4-14-21. Entry Level Salary: \$17.30/hour.
Larned, Phoenix	County Sheriff	6-07-21	Civilian Jailer	\$20.46/hour		A	Job Vacancy Posted 4-14-21. Entry Level Salary: \$20.46/hour.

**APPROVED BY BOARD DATE:** \_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:** *Melissa Thomas HR Director*

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: June 1, 2021**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
County Attorney	Legal Secretary III	AFSCME Courthouse: \$20.96/hour		

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

**NOTICE OF APPOINTMENT TO FILL A VACANCY**

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: \_\_\_\_\_ City of Lawton \_\_\_\_\_ School/City/Township/  
\_\_\_\_\_ Tricia Jernberg \_\_\_\_\_ Extension/Soil & Water  
\_\_\_\_\_ 5/25/2021 \_\_\_\_\_ Secretary/Clerk  
\_\_\_\_\_ Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of \_\_\_\_\_ City Council \_\_\_\_\_

Name \_\_\_\_\_ John Nelsen \_\_\_\_\_

Address \_\_\_\_\_ 419 E Main \_\_\_\_\_

City/Zip \_\_\_\_\_ Lawton, IA 51030 \_\_\_\_\_

Date of appointment \_\_\_\_\_ March 10, 2021 \_\_\_\_\_

This appointment is to fill the office previously held by:

\_\_\_\_\_ Eric Hennings \_\_\_\_\_  
(Name of previous official)

RETURN TO: Patrick F. Gill  
Woodbury County Commissioner of Elections  
620 Douglas St, Rm 103  
Sioux City, IA 51101

## RESOLUTION NAMING DEPOSITORIES # \_\_\_\_\_

**BE IT RESOLVED** by the Woodbury County Board of Supervisors in Woodbury County, Iowa: That we do hereby designate the following named banks to be depositories of the Woodbury County funds in amounts not to exceed the amount named opposite each of said designated depositories and **Tina Bertrand, Woodbury County Treasurer** is hereby authorized to deposit the Woodbury County funds in amounts not to exceed in the aggregate the amounts named for said banks as follows, to wit:

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

**SO RESOLVED** this \_\_\_\_ day of \_\_\_\_\_ 2021

**WOODBURY COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Patrick F. Gill  
County Auditor/Recorder

\_\_\_\_\_  
Rocky De Witt, Chairman

\_\_\_\_\_  
Keith Radig, Member

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

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

\_\_\_\_\_  
Justin Wright, Member

May 27, 2021

Woodbury County Board of Supervisors  
Rocky DeWitt, Chairman  
620 Douglas Street, Room 103  
Sioux City, Iowa 51101

Re: Engagement Letter with Piper Sandler & Co for Road Improvement Projects

Dear Mr. DeWitt:

We understand that Woodbury County, Iowa (the "Issuer") wishes to issue approximately \$10,000,000 General Obligation Urban Renewal Bonds or Notes (to financing the urban renewal road improvement projects), (collectively, the "Bonds," the "Bond Issue" or the "Project") and has selected Piper Sandler & Co. ("Piper" or the "Underwriter") to serve as underwriter for the proposed issuance. We appreciate the opportunity to serve you in this manner. This letter will serve as an agreement regarding the terms of this engagement. In addition, we would like to take this opportunity to set forth some pertinent information about the process of underwriting.

Although the Underwriter intends to work closely with you during the period preceding the pricing and sale of the proposed Bond Issue with the aim of timely completion of the financing, we are not herein making a final commitment to underwrite bonds until certain events have occurred. Such a commitment is subject to, among other things, satisfactory completion and execution of all final documentation for an offering (including a Bond Purchase Agreement containing all provisions necessary to satisfy federal securities laws and the rules of the Municipal Securities Rulemaking Board, and all other applicable rules and regulations); absence of any material adverse change in the financial markets or in the financial condition, operations or prospects of the Issuer; receipts of all required governmental approvals and appropriate legal opinions; an underwriter's review ("due diligence") of the offering documents, as required under federal securities laws; the negotiation of appropriate indemnification; state blue sky reviews, as appropriate; and credit approval by the Underwriter. This Agreement is therefore not a final commitment by the Underwriter, express or implied, to underwrite or purchase any securities, nor does it obligate the Underwriter to enter into a Bond Purchase Agreement. While we do not anticipate difficulties in the course of the proposed financing, and look forward to a successful conclusion to this engagement, we prefer to identify these conditions to our final commitment at the outset.

Our efforts will include:

- a) Preparation of numbers describing various options to finance the Project
- b) Assistance securing rating on proposed bonds
- c) If a portion of any financing considered includes an advance refunding, subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer
- d) Assistance with disclosure counsel regarding preparation of the official statement
- e) Marketing the bonds to potential investors
- f) Coordination of closing effort for bonds

During the course of the engagement, Piper will to participate in discussions with bond counsel, finance officials or internal legal counsel of the Issuer to assist in advising the Issuer, as part of the underwriting process, of various financial structures for the proposed offering and their probable reception in the municipal bond markets.



The Underwriter will perform due diligence respecting any offering documents as part of their obligation under federal securities laws. If a final commitment to underwrite the Bonds is approved by the Underwriter, and subject to the conditions described above, the Underwriter will underwrite the Bonds and manage a public offering of the Bonds. Further details regarding the underwriting will be set forth in a Bond Purchase Agreement to be executed at the time of pricing of the Bonds. The Issuer and its chosen counsel agree to cooperate with and assist the Underwriter in connection with such duties.

As compensation for the Underwriter's services, the Issuer will pay the Underwriter a fee to be determined by the nature of the offering as set forth in Schedule A hereto. Fees will be payable to the Underwriter in the form of an underwriter's discount on the Bond Issue as set forth therein. The fees, disbursements and other charges of the Underwriter's outside legal counsel will be added to the underwriter's discount. The Underwriter shall select such counsel in its sole discretion.

The Issuer may not terminate this Agreement at any time prior to completion of the Project other than for non-performance on the part of the Underwriter, in which case the Issuer may terminate this agreement, and upon such termination, all fees due to the Underwriter for time served assisting with the Project shall be due and payable immediately by the Issuer. The Underwriter may terminate this Agreement at any time on 30 days written notice.

Assignment Neither the Underwriter nor the Issuer shall have the right or power to assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other party. In the event of acquisition of the Underwriter by a third party firm, notice shall be given to the Issuer regarding the acquisition and the Issuer shall have the opportunity to consent to the assignment of this Agreement, which consent shall not be unreasonably withheld.

No Advisory or Fiduciary Role. We are writing to provide you with certain regulatory disclosures as required by the Municipal Securities Rulemaking Board. As part of our services, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning an issue of municipal securities that Piper Sandler is underwriting or placing. However, Piper Sandler intends to serve as Underwriter and not as a financial advisor to you in this transaction; and the primary role of Piper Sandler is to purchase securities for resale to investors or arrange for the placement of securities in an arm's length commercial transaction between you and Piper Sandler. Piper Sandler has financial and other interests that differ from your interests.

No Recourse for Tax Matters. No recourse shall be had against the Underwriter for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of the Issuer arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with the Bonds or otherwise relating to the tax treatment of interest on the Bond.

Governance This Agreement will be governed by, and construed in accordance with, the laws of the State of Iowa, without regard to principles of conflicts of law to the extent that the application of the laws of another jurisdiction would be required thereby. The Issuer and the Underwriter each hereby irrevocably waive any right they may have to a trial by jury in respect of any claim based upon or arising out of this Agreement or the transactions contemplated hereby.

Consent to Jurisdiction: Service of Process, waiver of jury trial. The parties each hereby (a) submits to the jurisdiction of the Federal court sitting in Des Moines, Iowa with respect to any actions and proceedings arising out of or relating to this Agreement, (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an

inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Agreement other than in the Federal court sitting in Des Moines, Iowa and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. The parties each hereby agree to waive any right to a trial by jury with respect to any claim, counterclaim or action arising out of or in connection with this agreement or the transactions contemplated hereby.

Issuer To Provide Information and Documents to Underwriter. The Issuer agrees to provide to the Underwriter all documents on which the Issuer has relied for purposes of certifying the Issuer is not aware of a material fact, nor has the Issuer omitted to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, with respect to the issuance of the Bonds. The Issuer also agrees to complete, and agrees to cause its agents and consultants to provide, upon request, answers and provide any documents requested by the Underwriter as part of due diligence requested by the Underwriter in compliance with the Underwriters duties and obligations with respect to MSRB, SEC or other regulatory requirements

This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof. If any provision of this Agreement is determined to be invalid or unenforceable in any respect, such determination will not affect such provision in any other respect or any other provision of this Agreement, which will remain in full force and effect. This Agreement may not be amended or otherwise modified or waived except by an instrument in writing signed by both the Underwriter and Issuer except that to the extent that any term of an executed Bond Purchase Agreement conflicts with the terms of this Agreement, in which case the terms of the Bond Purchase Agreement shall have precedence.

This letter agreement may be executed in any number of counterparts, each of which shall be an original and all of which, when taken together, shall constitute one agreement. Delivery of an executed counterpart of a signature page of this letter agreement by facsimile transmission shall be effective as delivery of a manually executed counterpart of this letter agreement.

Please confirm that the foregoing correctly sets forth our agreement by signing and returning to Piper Sandler & Co., the enclosed original copy of this Agreement.

Very truly yours,

Travis R. Squires  
Managing Director

Please acknowledge your acceptance by indicating below:

Signature \_\_\_\_\_

Issuer: \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date on which this letter is executed by the Issuer: \_\_\_\_\_

### **Schedule A – Maximum Fees**

All fees are calculated based on the par amount of bonds offered:

- the maximum fee shall be 0.525%

Issuer will reimburse Piper for the cost of their Underwriter's Counsel. A process will be run for selection of Underwriter's Counsel and Piper will review the costs with the Issuer's Municipal Advisor prior to selection.

## Appendix A – G-17 Disclosure

Thank you for engaging Piper Sandler & Co. (“Piper Sandler”) to serve as your underwriter. We are writing to provide you with certain disclosures relating to the captioned bond issue (Bonds), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).<sup>1</sup>

Piper Sandler & Co. intends to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our underwriting services, we may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

### ***Dealer-Specific Conflicts of Interest Disclosures***

Piper Sandler has identified the following actual or potential<sup>2</sup> material conflicts of interest:

- We have entered into a separate agreement with Charles Schwab & Co., Inc. that enables Charles Schwab & Co., Inc. to distribute certain new issue municipal securities underwritten by or allocated to us which could include the Bonds. Under that agreement, we will share with Charles Schwab & Co., a portion of the fee or commission paid to us.

### ***Transaction-Specific Disclosures***

- Disclosures Concerning Complex Municipal Securities Financing:
  - Since we have not recommended a “complex municipal securities financing” to the Issuer or Obligor, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

### ***Standard Disclosures***

- Disclosures Concerning the Underwriters’ Role:
  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
  - The underwriters’ primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
  - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
  - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.
  - The underwriters have a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
  - The underwriters will review the official statement for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>3</sup>

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<sup>1</sup> Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

<sup>2</sup> When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

<sup>3</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters’ obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

- Disclosures Concerning the Underwriters' Compensation:
  - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the underwriters to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

## Appendix B – Fixed Rate Bonds

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

### Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

### Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds. “General obligation (GO) bonds” are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. The debt service on “unlimited tax” GO bonds are paid from ad valorem taxes which are not subject to state constitutional property tax millage limits, whereas “limited tax” GO Bonds are subject to such limits.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds generally will have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds. “Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit, and you (or, if you are a conduit issuer, the obligor, as described in the following paragraph) are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally,

subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue bonds (conduit revenue bonds) may be issued by a governmental issuer acting as a conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue bonds commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue bonds normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the bonds, you are not required to make payments of principal or interest if the obligor defaults.

The description above regarding “Security” is only a summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

### **Financial Risk Considerations**

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue bonds):

*Issuer Default Risk.* You may be in default if the funds pledged to secure your bonds are not enough to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Bonds payable from the general fund, particularly bonds without a defined revenue stream identified to pay debt service, reduce your flexibility to balance the general fund. Because a fixed debt service payment is required to be paid regardless of how your general fund is impacted by revenue losses or by increased expenses, you have less flexibility in the options available to you in assuring a balanced budget for your general fund.

**General Fund Obligations that are Project Based.** Some general fund obligations are issued for projects which are expected to generate revenues that will pay for some or all of the debt service on the bonds. In the event the project does not generate the anticipated levels of revenues available for debt service, or, in the extreme case, does not create any revenue available for debt service, you may need to make payments from other available general fund revenues. This may

force you to reduce other expenditures or to make difficult decisions about how to pay your debt service obligation while meeting other expenditure needs.

General Fund Obligations that are Subject to Annual Appropriation. Some general fund obligations require that debt service is subject to annual appropriation by your governing body. If your governing body decides not to appropriate payments for debt service, your credit ratings may be negatively impacted and you may be forced to pay a higher interest rate on future debt issuance or may be unable to access the market for future debt issuance.

For all bonds, a default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, it may be necessary for you to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

Redemption Risk. Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk. If your financing plan contemplates refinancing some or all the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required.

Reinvestment Risk. You may have proceeds from the issuance of the bonds available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk. The issuance of tax-exempt bonds is subject to several requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.



**WOODBURY COUNTY, IOWA  
BOARD ADMINISTRATION  
MEMORANDUM**

**TO:** Board of Supervisors  
**FROM:** Karen James, Board Administrative Assistant  
**RE:** Consideration of a Petition for a Tax Suspension  
**DATE:** May 27, 2021

Please consider this request for a tax suspension for P.O. If the Board approves this request, the suspension resolution requires the chairman's signature

Thank you.

kmj

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

Date: 5/27/21 Weekly Agenda Date: 6/01/21

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Karen James - Admin. Assistant

**WORDING FOR AGENDA ITEM:**

Approval of resolution for a tax suspension for P.R.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

P.R. is requesting a tax suspension.

**BACKGROUND:**

P.R. was approved for a tax suspension on June 6, 2017. Annual tax suspension re-certify letters went out to P.R. starting in March. P.R. failed to re-certify the income by the deadline of June 1. Board lifted the tax suspension on June 12, 2018.

**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:**

Consider this request for a tax suspension for P.R. If the Board approves this request, the suspension resolution requires the chairman's signature.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the resolution for a tax suspension for P.R.

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

Date: 5/26/21 Weekly Agenda Date: 6/1/21

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** David Gleiser - CED Dir., Michelle Bostinellos - SIMPCO Exec. Dir.

**WORDING FOR AGENDA ITEM:**

SIMPCO Membership Dues for Rural Cities Proposal

**ACTION REQUIRED:**

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

**EXECUTIVE SUMMARY:**

The Board will consider a proposal to pay 50% of the SIMPCO membership dues for Woodbury County's 14 rural cities in FY22.

**BACKGROUND:**

The Board has approved this request for the last 5 previous fiscal year's. During this time the County has expended \$27,802 in local option sales tax (LOST) funds and received a total net benefit in excess of \$400K (direct & indirect costs), and \$4.29M in additional grants (not including FY21 Q4). SIMPCO has provided quarterly and annual progress reports, and their work has been evaluated annually.

**FINANCIAL IMPACT:**

Potential maximum amount:  $(\$14,557 / 2) = \$7,279$  (LOST 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:**

Approve the proposal using LOST funds. Any unused funds will be de-obligated on 8/3/21.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the proposal and pay up to \$7,279 in LOST funds for FY22.



Siouxland Interstate Metropolitan Planning Council

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1122 PIERCE STREET • SIOUX CITY IOWA • 51105 • PHONE 712.279.6286 • FAX 712.279.6920 • EMAIL SIMPCO@SIMPCO.ORG

May 26, 2021

David Gleiser  
Director of Community and Economic Development  
620 Douglas Street  
Sioux City, IA 51101

Dear Mr. Gleiser:

Thank you for your interest in Siouxland Interstate Metropolitan Planning Council (SIMPCO) services for communities in Woodbury County. For over 50 years, SIMPCO has provided planning and community development services to member communities and counties.

SIMPCO, the third oldest multi-state council of governments in the nation, is guided by a Board of Directors comprised of city and county officials. SIMPCO collaborates with local governments in long-range strategic and comprehensive planning, community and economic development, housing assistance, transportation planning, and regional program management. SIMPCO is one of 18 members of the Iowa Association of Council of Governments and is an Economic Development District. It also houses the Western Iowa Community Improvement Regional Housing Trust Fund.

SIMPCO has highly qualified staff and is excited to continue to offer planning services to communities within Woodbury County. If you have any questions or require further information, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Michelle M. Bostinelos".

Michelle M. Bostinelos  
Executive Director

# Siouxland Interstate Metropolitan Planning Council

## Woodbury County Annual Membership Dues

Community	Annual Dues
Anthon	\$787
Bronson	\$636
Correctionville	\$1,030
Cushing	\$514
Danbury	\$668
Hornick	\$520
Lawton	\$1,113
Moville	\$1,787
Oto	\$380
Pierson	\$689
Salix	\$686
Sloan	\$1,174
Smithland	\$519
Sergeant Bluff	\$4,054
<b>Total</b>	<b>\$14,557</b>

SIMPCO will work with Woodbury County communities to ensure member satisfaction. Staff will reach out to each community to explain planning services and to discuss the needs of the community. This process provides an opportunity for member communities to ask questions and for SIMPCO staff to determine programs that best fit the needs of the community. Based on each individual project, member community will be assigned a SIMPCO staff who will work with that community on their project. Members are encouraged to contact myself or Regional Planning Director, Erin Berzina with ongoing community needs. In addition, SIMPCO staff will reach out to member communities several times throughout the year. If a member community is interested in a SIMPCO service which requires an additional fee, SIMPCO will draft a project proposal which will be approved by the City Council and SIMPCO Board of Directors prior to the start of the project. Please note, member communities receive a discount on planning services which will be reflected on the individual project proposal.

SIMPCO will provide the Woodbury County Board of Supervisors a quarterly report describing the assistance provided to each member community. The report will include the name of member community, project type, total staff time, and the estimated value and cost of the service.

SIMPCO looks forward to working with Woodbury County communities.

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

Date: 5/26/2021

Weekly Agenda Date: 6/01/2021

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Kenny Schmitz

**WORDING FOR AGENDA ITEM:**

Law Enforcement Center Project-  
Competitive Bid Process, Covid-19 Impact, Project Funding Updates, & LEC Authority Information

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Construction pre-bid cost estimates indicated that due to Covid-19 costs could be inflated on a new LEC. Opened bids reflected that not only were costs substantially inflated, but that the severity of the impact may jeopardize the construction of the new facility. Bids received reflected a 36% increase over what had been estimated.

Last week changes to Local Fiscal Recovery Covid-19 guidelines American Rescue Plan Act (ARPA) have expanded to include increased Capital Improvements designed to mitigate virus spread/ future pandemics. Mental Health has become a large focus of the guidelines as well. Funding alternatives will be provided in the Boards back-up material that will result in a positive outcome.

One of those positives to off-set cost escalations Goldberg Group (Architects), & Baker Group (Owners Representative) both offered to the Woodbury County Authority to alter their contract agreements from percentage based fees to fixed costs saving approximately \$450,000.00 and \$1,100,000.00 respectively.

**BACKGROUND:**

The Current LEC was designed in 1985 for 90 inmates, currently it has been expanded to allow for 236 inmates without any changes or modifications to the HVAC systems. The current HVAC system shares circulated air with Judges, Courtrooms, Inmate/ Detainee/ Population, Sheriffs Offices, & Public. The current LEC has 2 Medical Exam rooms. The proposed LEC design has a Mental Health Office, 3 Padded Cells, 6 Isolation/ Exam rooms, and Program space.

On May 20th, 2021 the Woodbury County Law Enforcement Authority received & opened competitive bids for the Construction Package on the proposed LEC to be built at 3701 28th Street. Pre-bid cost estimates indicated that due to Covid-19 costs could be inflated.

On May 13th, 2021 the Detention Equipment and Security Package competitive bids were received, opened, & awarded to the lowest responsive, responsible bidder to Pauly Jail Building Company in the amount of \$14,789,000.00.

On May 11th, 2021 3:10pm a hearing was conducted to adopt plans, specifications, form of contract, and estimated costs for construction of the Woodbury County Law Enforcement Center. A resolution was then approved on said project.

On April 28th, 2021 the LEC Site Development Package was awarded to the The lowest responsive, responsible bid which was Lieber Construction in the amount of \$639,418.21.

On April 20th, 2021 the Woodbury County Law Enforcement Authority received & opened competitive bids for the Site Development Package.

**FINANCIAL IMPACT:**

American Rescue Plan Act (ARPA) - 2021/ 2022 State & Local Fiscal Recovery 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:**

Information

**ACTION REQUIRED / PROPOSED MOTION:**

Information

## Woodbury County Law Enforcement Center Cost Estimate

### Mental Health Space

Bid	\$58,390,000.00
Cost/SF	\$600.00
Prisoner and Jail Admin SF	68,345
Cost	\$41,007,000.00
General Population	448
Cost/Inmate	\$91,533.48
Number of Cells for Mental Health Inmates	50
<b>Total Cost</b>	<b>\$4,576,674.11</b>

### Alternates

Alt. 1	County Attorney	\$844,200.00
Alt. 2	Shelled Space	\$165,300.00
Alt. 3	Secure Parking	\$97,800.00
Alt. 4	Concrete vs HMA	\$375,800.00
<b>Total</b>		<b>\$1,483,100.00</b>

### Highest Divisions Over Budget

Concrete	(\$2,472,743.70)
Thermal Protection	(\$1,573,071.32)
Plumbing	(\$4,528,294.50)

### Additional Funding Sources

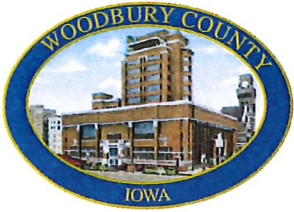
Bond Premiums	(\$2,591,914.00)
Co. Contribution	
City Contribution	(\$375,000.00)
* ARFA(2021 Federal Relief fund)	(\$10,000,000.00)
* Mental Health(2nd ARFA)	(\$4,576,674.00)
* Site Infrastructure(2nd ARFA)	(\$1,000,000.00)
* Fiber	
Value Engineering	(\$2,000,000.00)

### Additional Funds Needed

FFE	\$1,000,000.00	With Contingency
Maintenance Fund starter	\$713,630.00	\$1,613,630.00
Total additional funding sources and additional funds needed		<b>(\$18,829,958.00)</b>

<b>Bid</b>	<b>\$58,390,000.00</b>
Funds needed	\$39,560,042.00
Adding all alternates	1,483,100.00
<b>Total</b>	<b>\$41,043,142.00</b>
<b>Funds remaining from 50.3M</b>	<b>\$42,915,160.63</b>
<b>Grand Total</b>	<b>(\$1,872,018.63)</b>





# Woodbury County Board of Supervisors

Courthouse • Room 104

620 Douglas Street • Sioux City, Iowa 51101

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

## MEMBERS

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SIOUX CITY

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FINANCE / BUDGET DIRECTOR  
DENNIS BUTLER

ADMINISTRATIVE ASSISTANT  
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER  
HEATHER SATTERWHITE

To: Woodbury County Supervisors

From: Dennis D. Butler, Finance/Budget Director *ddb*

RE: FY 2022 Amended Tax Rates

Date: May 27, 2021

### New Amended Tax Rates for FY 2022

<u>Fund</u>	<u>FY 2021</u>	<u>FY 2022</u>	Increase or Decrease by Dollars	Increase or Decrease by %
General Basic	3.69283	3.65946	-0.03337	
General Supplemental	2.45264	2.48601	0.03337	
Mental Health Services	0.80535	0.44610	-0.35925	
Debt Service	0.21332	0.57362	0.36030	
Countywide for Cities & Townships	7.16414	7.16519	0.00015	0.00%
Rural Basic - Townships Only	2.47340	2.46608	-0.00732	
Total for Townships	9.63754	9.63127	-0.00717	0.00%

**Budget Totals for Woodbury County**

	<b><u>FY 2021</u></b>	<b><u>FY 2022</u></b>	<b><u>FY 2022 Increase or (Decrease)</u></b>
Operating Budgets	57,345,598	55,352,116	(1,993,482)
Capital Budgets - CIP	3,599,066	3,942,224	\$343,158
<b>Total</b>	<b>60,944,664</b>	<b>59,294,340</b>	<b>(1,650,324)</b>

**Effects on Different Land Classes With a Assessed Value of \$ 100,000**

	<b><u>FY 2021</u></b>	<b><u>FY 2022</u></b>	<b><u>Dollar Increase</u></b>	<b><u>% Increase</u></b>
<b>Cities:</b>				
Residential	\$394.56	\$404.18	\$9.62	2.44%
Commercial & Industrial	\$650.51	\$644.86	(\$5.65)	0.00%
<b>Townships:</b>				
Residential	\$530.78	\$543.29	\$12.51	6.17%
Commercial & Industrial	\$867.38	\$866.81	(\$0.57)	0.00%
Ag Lands	\$785.30	\$809.32	\$24.02	6.90%

**State Ordered Rollbacks - %**

	<b><u>FY 2021</u></b>	<b><u>FY 2022</u></b>	<b><u>FY 2022 Increase or (Decrease)</u></b>
Residential	55.07430	56.40940	2.42%
Agricultural	81.48320	84.03050	3.13%
Commercial & Industrial	90.00000	90.00000	0.00%