A G E N D A

WOODBURY COUNTY BOARD OF SUPERVISORS

TUESDAY, DECEMBER 2, 2014

ITEMS OF BUSINESS

10:00 a.m. 1. Call Meeting to Order, Approval of Minutes of November 25, 2014, Meeting

10:01 a.m. 2. Discussion and Approval of Claims

10:03 a.m. 3. Human Resources – Ed Gilliland
   a. Approval of Memorandum of Personnel Transactions
   b. Discussion of County Workplace Culture

10:10 a.m. 4. Rural Economic Development – David Gleiser
   Re: Discussion and Action on Investing in Woodbury County Loan Application, Cyclone Properties LLC

10:15 a.m. (Set time) 5. Board Administration – Dennis Butler
   a. Public Hearing on 2014 Amendment to the Liberty Park Urban Renewal Area and Plan
   b. Approval of Resolution to Approve the 2014 Urban Renewal Plan Amendment for the Liberty Park Urban Renewal Area
   c. Public Hearing on Development Agreement/Tax Increment Rebate Agreement
   d. Approval of Resolution to Approve Development Agreement and Tax Increment Rebate Agreement with CF Industries Nitrogen, LLC

10:20 a.m. 6. Board of Supervisors
   a. Discussion and Action of Claims Process – Matthew Ung
   b. Discussion and Action Regarding Cell Phones – Larry Clausen

10:30 a.m. 7. Board Administration – Dennis Butler
   a. Discussion and Action on Funding Requests of Non-Profit Agencies Funded Through Gaming Funds
   b. Discussion and Action on General Budgeting

10:35 a.m. 8. Weed Commissioner – Jered Jepsen
   Re: Consideration and Acceptance of 2014 Weed Commissioners Report

10:40 a.m. 9. WCICC – IT – John Malloy
   Re: Opening of Bids for DHS Telephone System

10:45 a.m. 10. City of Sioux City – Glenn Ellis
   a. Discussion and Approval of Permanent Utility Easement for the Zenith Drive Improvement Project
   b. Discussion and Approval of Temporary Construction Easement for the Zenith Drive Improvement Project
   c. Discussion and Approval of Waiver of Compensation for the Zenith Drive Improvement Project

10:50 a.m. 11. Hearing of any Individual/Group to Make a Presentation of Item(s) Not On the Agenda And Supervisors' Concerns

A G E N D A*

WOODBURY COUNTY BOARD OF SUPERVISORS

TUESDAY, DECEMBER 2, 2014

RECESS TO DOROTHY PECAUT NATURE CENTER

11:00 a.m. 12. McClure Engineering – Terry Lutz
Re: Workshop for the Status Report on the Envision 2015 Master Plan Draft

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MONDAY, DEC. 1	**6:00 p.m.**	Board of Adjustment meeting, Board of Supervisors' Chambers
TUESDAY, DEC. 2	**4:00 p.m.**	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WEDNESDAY, DEC. 3	**12:00 noon**	District Board of Health Meeting, 1014 Nebraska St.
THURSDAY, DEC. 4	**5:00 p.m.**	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
TUESDAY, DEC. 9	**10:00 a.m.**	Senior Center Board of Directors Meeting, 313 Cook Street
WEDNESDAY, DEC. 10	**8:05 a.m.**	Woodbury County Information Communication Commission, Board of Supervisors' Chambers
THURSDAY, DEC. 11	**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
TUESDAY, DEC. 16	**4:30 p.m.**	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
WEDNESDAY, DEC. 17	**12:00 noon**	Siouxland Economic Development Corporation Meeting, Marina Inn
THURSDAY, DEC. 18	**11:00 a.m.**	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St., Sioux City, Iowa
MONDAY, DEC. 22	**6:00 p.m.**	Zoning Commission Meeting, Board of Supervisors' Chambers
	7:30 p.m.	Fair Board Meeting, Woodbury County Fair Office, Fairgrounds, Moville, Iowa.
TUESDAY, DEC. 23	**2:00 p.m.**	Decat Board Meeting, Western Hills AEA, Room F
MONDAY, JANUARY 5, 2015	**6:00 p.m.**	Board of Adjustment meeting, Board of Supervisors' Chambers
TUESDAY, JANUARY 6	**4:00 p.m.**	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WEDNESDAY, JANUARY 7	**12:00 noon**	District Board of Health Meeting, 1014 Nebraska St.
THURSDAY, JANUARY 8	**5:00 p.m.**	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park

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.

November 25, 2014 — FORTYSEVENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, November 25, 2014 at 10:00 a.m. Board members present were Boykin, Monson, Smith, Clausen and Ung. Staff members present were Karen James, Board Administrative Coordinator, Dennis Butler, Finance/Operations Controller, Joshua Widman, Assistant County Attorney, and Patrick Gill, Auditor/Clerk to the Board.

1. The meeting was called to order.

   Motion by Clausen second by Monson to approve the minutes from the 11/18/14 Board meeting. Carried 5-0. Copy filed.

2. Motion by Smith second by Monson to approve the County's claims totaling $1,488,772.40. Carried 5-0. Copy filed.

3a. Motion by Smith second by Clausen to approve the appointment of Isaac Matindale, Equipment Operator, Secondary Roads Dept., effective 11/26/14, $20.71/hour. Job Vacancy Posted 9-23-14. Entry Level Salary: $20.71/hour.; the appointment of Earlina Huffman, Case Manager, Social Services Dept., effective 11/26/14, $19.35/hour. Job Vacancy Posted 10-1-14. Entry Level Salary: $19.35/hour.; the separation of Bret Peterson, Equipment Operator, Secondary Roads Dept., effective 11/26/14. Resignation.; the end of probation of James Vaughn, Equipment Operator, Secondary Roads Dept., effective 12/04/14, $21.35/hour, 3%=$.64/hr. Per CWA Secondary Roads Contract agreement, End of Probation Salary Increase.; and the reclassification of Timothy Lake, Lead Custodian, Building Services Dept., effective 12/11/14, $17.71/hour, 7%=$1.22/hr. Per AFSCME Courthouse Contract agreement, from Grade 2/Step 4 to Grade 2/Step 5. Carried 5-0. Copy filed.

3b. Motion by Monson second by Clausen to approve and authorize the Chairperson to sign an "Authorization to Initiate Hiring Process" for Equipment Operator, Secondary Roads Dept., CWA Secondary Roads: $20.71/hour. Carried 5-0. Copy filed.

4a. Motion by Monson second by Ung to lift the suspension of taxes for Howard Gerson, 1314 S. Paxton St., Sioux City, parcel #894735380005. Carried 5-0. Copy filed.

4b. Motion by Clausen second by Smith to approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #109635, 3800 9th St., Sioux City. Carried 5-0.

RESOLUTION #12,103
NOTICE OF PROPERTY SALE

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

Lots 10, 11, and 12 in Block 11 of Cohen & Marks Addition to the City of Sioux City, Woodbury County, Iowa (3800 9th 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 **9th Day of December, 2014 at 10:15 o'clock a.m.** in the meeting room of the Board of Supervisors on the first floor 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 **9th Day of December, 2014,** 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 $331.00** plus recording fees.

Dated this 25th Day of November, 2014.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5a. Motion by Smith second by Clausen setting the hearing date for Budget Amendment #1 for December 9th 10:15 a.m. Carried 5-0. Copy filed.

5b. Motion by Smith second by Clausen to approve the Award for Prairie Hills Roofing and Gutter Project to J. C. Roofing for $117,660.00. Carried 5-0. Copy filed.

5c. A public hearing was held at 10:15 a.m. regarding Authorization of a Loan Agreement and the Issuance of Notes to Evidence the Obligation of the County Thereunder.

The Chairperson called on anyone wishing to be heard.

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

Motion by Monson second by Clausen to approve and authorize the Chairperson to sign a Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan Agreement and the Issuance of Not to Exceed $900,000 General Obligation Capital Loan Notes, Series 2014B. Carried 5-0.

RESOLTUION #12,104
RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $900,000 GENERAL OBLIGATION LOAN NOTES, SERIES 2014B

WHEREAS, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed $900,000 General Obligation Capital Loan Notes, Series 2014B, for the purpose of paying costs of construction, reconstruction, improvements and repairs or equipping of bridges, roads and culverts which assist in economic development which creates jobs and wealth, and has considered the extent of objections received from residents or property owners as to the proposal and, accordingly the following action is now considered to be in the best interests of the County and residents thereof:

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

Section 1. That this Board does hereby institute proceedings and take additional action for the authorization of a Loan Agreement and issuance in the manner required by law of not to exceed $900,000 General Obligation Capital Loan Notes, Series 2014B, to evidence the obligation thereof for the foregoing purpose.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above loan agreement. The amounts so advanced shall be reimbursed from the proceeds of the Loan Agreement not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the loan amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 25th day of November, 2014.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

6. Discussion of Process of Emergency Management Commission.

7. Motion by Clausen second by Smith to approve and authorize the Chairperson to sign an Amendment of 28E Agreement for Sioux Rivers Regional Mental Health and Disabilities Services. Carried 5-0. Copy filed.

8a. Motion by Monson second by Clausen to approve and authorize the Chairperson to sign a contract for Bridge Inspection Services for 2015. Carried 5-0. Copy filed.

8b. Motion by Monson second by Smith to approve and authorize the Chairperson to sign a Purchase Agreement of Easement for Public Highway – Jon J. Jolin and Lucretia Groves – Jolin. Carried 5-0. Copy filed.

8c. Motion by Clausen second by Monson to approve and authorize the Chairperson to sign a Purchase Agreement of Easement for Public Highway – Jolin Class Co. Inc. Carried 5-0. Copy filed.

8d. Motion by Monson second by Clausen to approve and authorize the Chairperson to sign a Purchase Agreement of Easement for Public Highway – Jim O'Malley etal. Carried 5-0. Copy filed.

8e. Motion by Monson second by Clausen to approve and authorize the Chairperson to sign a Purchase Agreement of Easement for Public Highway – CF Industries Nitrogen, LLC. Carried 5-0. Copy filed.

9. The Chairperson asked if there were any individuals or groups wishing to make a presentation of items not on the agenda, or Supervisors concerns.

Woodbury County Sheriff Dave Drew discussed Chapter 29c with the Board.
Jack Taylor discussed the operation of Emergency Services with the Board.
Bob Scott discussed Chapter 29c with the Board.

10. A closed session to hear an appeal of a General Relief session was not held because the appellant did not appear.

The Board adjourned the regular meeting until December 2, 2014.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: December 2, 2014

*** 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
Svendsen, Terry	Building Services	12-20-14	Maintenance Worker	$17.33/hour	5%=$.90/hour	R	Per AFSCME Courthouse Contract agreement, from Grade 3/Step 3 to Grade 3/Step 4.

APPROVED BY BOARD DATE: _____

GLORIA MOLLET, ASST. DIRECTOR: Gloria Mollet

An Invitation to Dialogue

During my last 30 years of public service on boards and commissions, I have come to the conclusion that any board functions best when its members have open communication and are working as a team. Excuse me in advance if this seems preachy. It is not meant to, but I think I have earned the right to make a few observations and offer an invitation. I am not talking about always agreeing, that is not possible and frankly it may be harmful. Leaders sometimes need to disagree and coming to a final solution, is often tedious and messy. **That is Democracy!**

While disagreement may be healthy, individuals need not be "Disagreeable." Members of a team must feel like other team members share common goals even if the objectives are somewhat different. Specifically, team members should never feel "Ambushed," or "Threatened" by another elected official.

To that end, I am proposing as I leave the Board, that there be a mediator appointed to facilitate a focused conversation regarding a protocol for problem solving as a team. I envision this to be the first step in attempting not to have unanimous decisions, but to walk away from meetings knowing that methods and objectives may vary but each member has a common goal of Serving Woodbury County, and treating other team members with respect and dignity.

The County Board should be the role model for this community on how adults interact and deal with serious problems. If we are going to have future leaders understand teaming, and the value of public service we need to begin modeling it now. In short, **we need to forget campaigning and begin governing!**

I am certainly open to discussing a possible timeline and mediator, but I sincerely believe this should take place as soon as possible. Thanks for listening

George

2014 WBI U.S. Workplace Bullying Survey

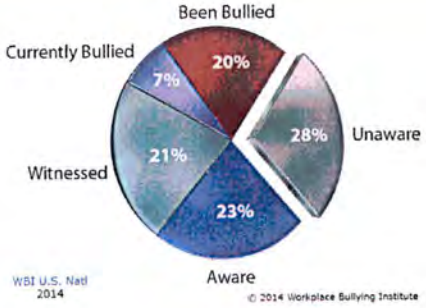
Psychological Violence • Emotional Abuse at Work • Mobbing

Workplace Bullying remains an American epidemic. In the absence of legal prohibitions against it, employers are failing to take responsibility for its prevention and correction. Bullied individuals pay dearly with the loss of their economic livelihood to stop it.

Prevalence

Workplace Bullying was defined as repeated mistreatment; abusive conduct that is: threatening, humiliating, or intimidating, work sabotage, or verbal abuse.

This definition is the one used in the Healthy Workplace Bill. Bullying is "abusive conduct," referring to its most serious forms only. By comparison with the rate of any disease or malady. bullying is an epidemic.



The number of U.S. workers who are affected by bullying – summing over those with direct bullying and witnessing experiences – is 65.6 million, the combined population of 15 states.

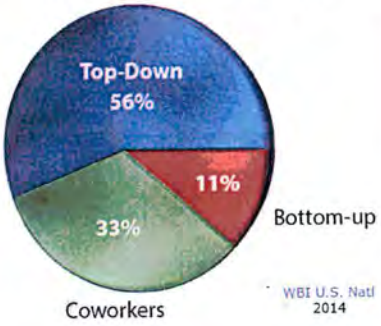
Employers

Employers fail to appropriately react to abusive conduct much more frequently than they take positive steps ameliorate bullying. Denial and discounting were the most common reactions by employers.

This led to 61% of the targets losing their jobs as the only way to stop the bullying.

What Stops It

Bully's Rank



Key Findings

- **27% have current or past direct experience with abusive conduct at work**
- **72% of the American public are aware of workplace bullying**
- **Bosses are still the majority of bullies**
- **72% of employers deny, discount, encourage, rationalize, or defend it**
- **93% of respondents support enactment of the Healthy Workplace Bill**

Support For HWB

Healthy Workplace Bill

healthyworkplacebill.org

Gary Namie, PhD, Research Director
Workplace Bullying Institute
National Office: 360.656.6630

WORKPLACEBULLYING.ORG

ON LOCK
Major Donor

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Investing in Woodbury County – Secured Loans
(Preliminary Application)

Maximum Amounts:	Secured Loan: Up to $100,000 or Up to $200,000 if Borrower Matches Amount
Use of Proceeds:	To start or expand an existing business physically located in rural Woodbury County (all areas of the county other than the City of Sioux City). Qualifying business purpose would be for land, building, equipment, or working capital only in connection with land, building and equipment. No money may be used to cover payroll.
Interest Rate:	2%
Down Payment:	Negotiable
Collateral:	Lien on project assets or other assets as negotiated. Subordinate only to primary lender in packaged loans if collateral is insufficient.
Term & Maturity Date:	Term negotiable based upon collateral, project feasibility/business plan, and security position. Variable maturity date based upon project and business plan.
Typical Package:	Stand-alone loan or packaged with other loan programs.

Name of Borrower(s):	Benjamin Uhl Cyclone Operations, LLC
Address:	4601 Grayhawk Ridge Sioux City, IA 51106
Phone Number:	712-271-1528
Cell Phone Number:	915-422-2828
Location and Description of Project:	105 Gaul Drive Sergeant Bluff, IA 51054 Optometric Clinic (approx. 4,000 sqft) with retail lease space (approx. 3,000 sqft) total cost is approx. $1.1 million
Amount of Loan Requested:	$200,000
Jobs Created by Project:	2
Collateral:	Real Property, Cash Flow
Application of Loan Proceeds:	Building new building for expanding clinic

*****PROVIDE A BUSINESS PLAN WITH APPLICATION*****

By signing below, you consent to allow Woodbury County and the Siouxland Economic Development Corporation to obtain a credit report in connection with this Preliminary Application.

Applicant(s) Signature & Date:	10/7/14

How Long Does It Take: This Preliminary Application will be reviewed by Woodbury County to make an initial determination of the viability of the application request. This initial determination will take approximately 2 weeks from the submission of a fully completed Preliminary Loan Application. If viability of the project is determined, the Preliminary Loan Application will be forwarded to the Siouxland Economic Development Corporation (SEDC). Applicant will be charged a loan review fee ($350 non-refundable) required by SEDC. The SEDC Board meets on the third Wednesday of each month, at which time the SEDC will provide its recommendation to Woodbury County. The loan review fee is non-refundable.

Loans will not be available under this program for residential structure, or solely for the purpose of rehabilitation of existing business structures, or merely to refinance an existing loan, or for purely passive business ventures. Loans could, however, be provided to a developer who plans to build or improve a commercial structure if the developer has solid commitments from otherwise qualifying businesses to lease space in the facility.

Loan Criteria: Will consider number of jobs created, whether the business will add tax base to the county, adequacy of loan security (when applicable), credit risk of applicant, and general business plan. Business may include on-farm or off-farm agricultural businesses, service related businesses as opposed to strictly non-food related retail businesses (unless retail business serves existing activity in community), and general need for the business in community (example: grocery store, gas stations, and the like).

Fees: No fee for submission of Preliminary Loan Application. If Woodbury County deems viable application, then the SEDC review fee will be set at $350 and is non-refundable.

Processing Fee: Variable, depending upon security offered.

Servicing Fee: Annual fee of 0.5% of declining balance charged by SEDC.

Closing Costs: Closing costs are responsibility of the borrower.

Contact:

David Gleiser, Director
Rural Economic Development – Woodbury County
620 Douglas Street, 6th Floor
Sioux City, IA 51101
Phone: (712) 279-6609
dgleiser@sioux-city.org

Siouxland Economic Development Corporation (SEDC)
617 Pierce Street, Suite 202
Sioux City, IA 51101
Phone: (712) 279-6430
sedc@siouxlandedc.com
This institution is an Equal Opportunity Provider

Invest in Woodbury County Loan Application

Hawkeye Clinic of Sergeant Bluff

DBA: Sergeant Bluff Eyecare

Sergeant Bluff Eyecare is a growing optometric clinic in the Pioneer Flats subdivision of Sergeant Bluff. It is a medical based eye clinic with the latest technology in advanced detection and monitoring of all ocular diseases, namely, the top three causes of blindness in the US, macular degeneration, glaucoma and diabetes. It also includes retail sales of spectacles and contact lenses. The clinic has regular patients from over 90 communities and from 11 states.

It began in 2007 and is currently owned and operated by optometrist, Ben Uhl. Besides a one year deployment to Afghanistan from 2010 through 2011, Dr. Uhl has been the sole optometrist practicing since he graduated 2008. He became the sole owner in 2014. He was honored with the Young Optometrist of the Year from the Iowa Optometric Association in 2012 and by the Northwest Iowa Area Education Agency with the Friends of Preschool award for work with Siouxland area children and their vision. He was recently named one of the Top 10 Under 40 in Siouxland by Siouxland Magazine.

There are three full time staff and two part time staff. There would be two new positions available once the new building is operational.

Sergeant Bluff Eyecare currently leases space in a strip mall and requires more space for exams, medical equipment rooms, frame displays and storage. The need stems from the rapid growth of both retail sales and medical eye care. The "Invest in Woodbury County" loan would provide funds to build a stand-alone 7,000 square foot building nearby and would more than double the size of the current clinic and provide separate lease space of 3,000-4,000 square feet. This space could potentially serve as future expansion if necessary. There will be dedicated rooms for additional technology Patient capacity will expand from two exam rooms to six in anticipation of adding a second optometrist in the near future.

There currently are two local businesses that have shown interest in relocating to the new lease space. We are in the process of determining the details of the lease, but an initial estimate would be $1.00 per square foot. The total investment for the building alone will be about $1.2 million and about $100,000 in medical equipment to furnish it.

Sergeant Bluff Eyecare is important to the community because of the support it provides to local organizations and positive impact it has on its residents. This loan is important for the Sergeant Bluff community because, as one of two medical clinics in Sergeant Bluff, it will provide incentive to keep a growing optometric practice local to Sergeant Bluff.

Benjamin A. Uhl, O.D.

Heather Satterwhite - Resolutions for Dec. 2 Board meeting

From: <Josten.Robert@dorsey.com>
To: <dbutler@sioux-city.org>
Date: 11/26/2014 8:55 AM
Subject: Resolutions for Dec. 2 Board meeting
CC: <hsatterwhite@sioux-city.org>
Attachments: Hrng2014URA CFRebate WoodburyCounty424093-10-v1.doc

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Attached to this email are proceedings covering two public hearings to be held by the Woodbury County Board of Supervisors on Tuesday, December 2, and two resolutions to be adopted by the Board, for the purpose of approving the 2014 Amendment to the urban renewal plan for the Liberty Park Urban Renewal Area and approving the development/rebate agreement with CF Industries Nitrogen, LLC.
I have also sent original copies by regular mail.
Please note that there are two separate hearings, even though a combined notice of hearing was published.
Please contact me if there are questions.

Robert E. Josten
Partner

DORSEY & WHITNEY LLP
801 Grand Suite 4100
Des Moines, IA 50309-8002
P: 515.283.1000 **F:** 515.283.1060 **C:** 515.556.8186

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Thank you.

November 25, 2014

Dennis Butler
Woodbury County Courthouse
620 Douglas
Sioux City, Iowa 51101

Re: 2014 Amendment to Liberty Park Urban Renewal Plan and Development Agreement
Our File No. 424093-10

Dear Dennis:

Enclosed are proceedings for use by your Board on December 2 to hold a public hearing and adopt a resolution to approve the 2014 Amendment to the urban renewal plan for the Liberty Park Urban Renewal Area and to hold a separate public hearing and adopt a separate resolution to approve the development agreement with CF Industries Nitrogen, LLC.

The proceedings also include a copy of the 2014 Amendment to the Urban Renewal Plan and a copy of the Development Agreement.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact me if you have any questions.

Sincerely,

Robert E. Josten

APPROVE 2014 AMENDMENT TO URBAN RENEWAL PLAN LIBERTY PARK URBAN RENEWAL AREA AND REBATE AGREEMENT WITH CF INDUSTRIES NITROGEN LLC

424093-10

Sioux City, Iowa

December 2, 2014

The Board of Supervisors of Woodbury County, Iowa, met on December 2, 2014, at 10:15 o'clock, a.m., at the Woodbury County Courthouse, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment and a tax increment rebate agreement. The Chairperson presided and the roll being called the following members of the Board were present and absent:

Present: _____

Absent: _____

It was reported that notice of the intention of the Board to conduct a public hearing on the 2014 Amendment to the urban renewal plan for the Liberty Park Urban Renewal Area had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written comments from any resident or property owner of the County. All written statements previously filed were reported to the Board.

The following named persons presented statements, or evidence as summarized below; filed written statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further comments or evidence offered, the Chairperson announced the hearing closed.

Supervisor _____ moved the adoption of a resolution entitled "A Resolution to Approve 2014 Urban Renewal Plan Amendment for the Liberty Park Urban Renewal Area", seconded by Supervisor _____. After due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: _____

Nays: _____.

Whereupon, the Chairperson declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO._____

A resolution to approve 2014 Urban Renewal Plan Amendment for the Liberty Park Urban Renewal Area

WHEREAS, the Board of Supervisors of Woodbury County, Iowa (the "County") has created the Liberty Park Urban Renewal Area (the "Urban Renewal Area") and has approved an urban renewal plan for the Urban Renewal Area; and

WHEREAS, Chapter 403 of the Code of Iowa requires that, before a county approves any new urban renewal project, a county must amend the existing urban renewal plan to include that new project; and

WHEREAS, an amendment to the urban renewal plan for the Urban Renewal Area (the "2014 Amendment") has been prepared, which proposes to add and describe a tax increment rebate agreement between the County and CF Industries Nitrogen LLC as a new urban renewal project; and

WHEREAS, notice of a public hearing by the Board on the proposed 2014 Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing; and

WHEREAS, copies of the 2014 Amendment, notice of public hearing and notice of a consultation meeting with respect to the 2014 Amendment were sent to each School District affected by the 2014 Amendment; the consultation meeting was held and no additional comments were submitted;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

Section 1. It is hereby determined by this Board as follows:

A. The 2014 Amendment conforms to the general plan of the County;

B. The tax increment rebate project described in the 2014 Amendment to the Urban Renewal Plan is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 2. The 2014 Amendment, in the form attached to this Resolution and made a part hereof, is hereby in all respects approved.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 2, 2014.

_____
Chairperson

Attest:

_____
County Auditor

WOODBURY COUNTY, IOWA
LIBERTY PARK URBAN RENEWAL AREA

2014 AMENDMENT
URBAN RENEWAL PLAN

December, 2014

The Urban Renewal Plan for the Woodbury County Liberty Park Urban Renewal Area (the "Urban Renewal Area") is hereby amended in accordance with the provisions of Section 403.5 of the Code of Iowa to give information about a new urban renewal project that is proposed to be undertaken in the Urban Renewal Area.

The new project is a tax increment rebate agreement between Woodbury County and CF Industries Nitrogen LLC that would provide rebate payments to CF Industries Nitrogen LLC for a period of four years, in the amount of $800,000, in order to defray the cost of capital investments being made by CF Industries Nitrogen LLC on property located within the Urban Renewal Area.

The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the County	$3,283,000
Constitutional debt limit of the County:	$315,740,000
Proposed new debt to be incurred in Urban Renewal Area; as a result of this amendment	$800,000

It was reported that notice of the intention of the Board to conduct a public hearing on a Development Agreement between the County and CF Industries Nitrogen LLC, for the purpose of defraying the cost of capital investments being made by CF Industries Nitrogen LLC on property located within the Liberty Park Urban Renewal Area, which provides for certain property tax incentives in the form of incremental property tax payments in a total amount not exceeding $800,000, had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written comments from any resident or property owner of the County. All written statements, and evidence heretofore filed were reported to the Board.

The following named persons presented oral statements, or evidence as summarized below; filed written statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections or comments, the Chairperson announced that the hearing was closed.

Supervisor _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Supervisor _____; and after due consideration thereof by the Board, the Chairperson put the question upon the adoption of said resolution, and the roll being called, the following named Supervisors voted:

Ayes: _____

Nays: _____.

Whereupon, the Chairperson declared said resolution duly adopted, as follows:

RESOLUTION_____

Approving Development Agreement with CF Industries Nitrogen, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the Board of Supervisors of Woodbury County, Iowa (the "County"), pursuant to and in strict compliance with all laws applicable to the County, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Liberty Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Board has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the County for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, an agreement between the County and CF Industries Nitrogen, LLC (the "Company") has been prepared (the "Agreement"), for the purpose of defraying the cost of capital investments being made by the Company on property located within the Urban Renewal Area (the "CF Industries Project"), pursuant to which the County would provide economic development tax increment payments in a total amount not exceeding $800,000; and

WHEREAS, this Board of Supervisors, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a County may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a Board of Supervisors must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a Board of Supervisors must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds that:

(a) The CF Industries Project will add diversity and generate new opportunities for the Woodbury County and Iowa economies;

(b) The CF Industries Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The Board also finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the property tax payments to the Company.

Section 3. The Agreement is hereby approved and the Chairperson and County Auditor are hereby authorized and directed to execute and deliver the Agreement on behalf of the County, in substantially the form and content in which the Agreement has been presented to this Board of Supervisors, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. As provided and required by Chapter 403 of the Code of Iowa, the County's obligations under the Agreement shall be payable solely from the income and proceeds of the Urban Renewal Tax Revenue Fund.

Section 5. The County hereby pledges to the payment of the Agreement the Urban Renewal Tax Revenue Fund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Fund.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor to evidence the continuing pledging of the Urban Renewal Tax Revenue Fund and the portion of taxes to be paid into such Fund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved this 2d day of December, 2014.

_____
Chairperson

Attest:

_____
County Auditor

* * * * * * *

Upon motion and vote, the meeting adjourned.

_____
Chairperson

Attest:

_____
County Auditor

STATE OF IOWA
WOODBURY COUNTY SS:

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Auditor of Woodbury County, and that as such I have in my possession or have access to the complete records of the County and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the records relating to the action taken by the Board of Supervisors preliminary to and in connection with approving the 2014 Amendment to the urban renewal plan for the Liberty Park Urban Renewal Area and the approval of a Development Agreement.

WITNESS MY HAND this ___ day of _____, 2014.

_____
County Auditor

Tish Brice - Agenda

From: Tish Brice
To: James, Karen
Date: 11/25/2014 12:00 PM
Subject: Agenda
CC: Nahra, Mark

Items for the agenda:

Consideration and Acceptance of 2014 Weed Commissioners Report - Jered Jepsen

thanks

Tish Brice
Secretary III
Woodbury County Engineer
759 E. Frontage Road
Moville, Iowa 51039
712-279-6484 - ext. 200
712-873-3215 - office
712-873-3235 - fax
tbrice@sioux-city.org

2014 WEED COMMISSIONER'S REPORT
Submit to County Board of Supervisors by December 1, 2014
Return copy to the IDALS office by January 15, 2015

From: Jered Jepsen **County:** Woodbury

1.) Which of the noxious weeds have you found in your county?
1– Found, a problem in my county 2 – Found, but not a problem 3 – Not known in my county **?- If you cannot identify this plant**

Primary Noxious Weeds		***Secondary Noxious Weeds***	2
Buckthorn	3	Buckhorn Plantain	2
Bull Thistle	2	Cocklebur	2
Canada Thistle	1	Wild sunflower	2
Field Bindweed	2	Curly dock (Sour dock)	2
Hoary Cress (Perennial Pepper-grass)	2	Poison hemlock	2
Horsenettle	2	Puncturevine	2
Leafy Spurge	2	Red Sorrel (Sheep sorrel)	2
Musk Thistle	2	Smooth dock	2
Perennial Sowthistle	2	Teasel	2
Quackgrass	2	Velvetleaf (Butterprint)	2
Russian knapweed	2	Wild Carrot	2
		Wild Mustard	2
		Multiflora Rose	3
Purple loosestrife	2	Shattercane	2

2.) Please list any other plants which are a problem in your county:
Palmer Amaranth is coming and very hard to control

3.) As County Weed Commissioner do your duties include roadside spraying?
X Yes ____ No

4.) Did your county employ contract spraying during 2014? ____ Yes X No

If Yes, what percentage of your total spray program is contracted? _____%
If possible please list the contract rates. $/mile_____
Total Contract Cost. $_____

#7086 Sec Roads.

5.) In the past year how much did your county spend on purchasing Herbicides? $16,000 weed commisner

6.) How many times during 2014 was it necessary to serve a noxious weed notice?
Private (written) 0 Public (written) (DOT,DNR,CCB) 0

7.) How many times did you contact individuals personally, rather than sending them a weed control notice?
Private (verbal) 14 Public (verbal) (DOT,DNR,CCB) 3

8.) How many times did you actually enter private or public land, control weeds, and assess the cost to the owner? 0

9.) The year in which you became County Weed Commissioner 2012

10.) How many months were you employed as weed commissioner in 2014? 9

11.) Are your duties as weed commissioner incorporated into another county job?
X Yes _____ No If Yes, what? IRVM

Weed Comm. Duties 25 % IRVM Duties 75 % Other County Duties _____%

12.) How does the overall county weed situation compare with last year?
X Improved _____ Unchanged _____ Worse

13.) Is brush control included in your weed commissioner duties? X Yes _____ No
If yes, what method(s) do you use? X Spraying, X Cutting, X Stump treatment, X Basal bark, _____ other, explain County's Brush Tractor

14.) What are your suggestions and/or recommendations which may improve your county weed and brush infestations? It would be nice to be able to put more hours in a week during spray season to cover more of the county at the right time of the year.

15.) **What would you like to see the Iowa Weed Commissioners organization do in the future? What are some directions you think we should move towards? What do you think should stay the same?**
Keep working on the web site. The weed commisners convention is always interesting with very good speakers & presentations

16.) **Email Address for "Point of Contact" within the County; Either Weed commissioner or administrative support.

wcweedcomm@gmail.com
(please write legibly)

17.) What herbicides did your county use in your weed control program. **Be specific, please list brand name and quantity of each.** Please do not list surfactants/adjuvants. If spray program is contracted in your county, ask your contractor for this information. Add another page if necessary.

Herbicide usage table;

CHEMICAL/BRAND	**RATE USED**	QUANTITY USED	TO CONTROL?
EXAMPLE MILESTONE	4 FLUID OUNCES/ACRE	425 OUNCES	THISTLE AND TEASEL ON ROADSIDE
Grazon	48 oz/acre	120 gallons	noxious weeds
Streamline	4.5 oz/acre	102 lbs.	Trees + noxious weeds
Capstone	1 gallon/acre	120 gallons	Trees + Brush

The above report is true to the best of my knowledge.
County Weed Commissioner,
Date 11-24-14 **Signature** _____

Chairman, County Board of Supervisors,
Date _____ **Signature** _____

RETURN A COPY TO: IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP
STATE WEED COMMISSIONER
2230 SOUTH ANKENY BOULEVARD
ANKENY, IOWA 50023

Or Ryan.Krull@IowaAgriculture.gov or Fax 515-725-1471

Woodbury County

Woodbury County DHS Telco System RFP

Date Issued: November 7, 2014
Date Due: November 26 @ 2:00 P.M.

Only email communications will be accepted and must be directed to the email address found on the next page. Phone calls will NOT be accepted. Questions may be submitted up until November 21 @ 2 p.m. Questions will be responded to collectively on a Woodbury County web site to be shared with all vendors interested in submitting a bid. For those vendors interested in bidding, please email your intent to bid to the contact below with the Subject Line: "DHS Telco – Interested Bidder." Include your contact information within the body of the email.

Direct all communications related to this RFP to the contact listed below:

RFP questions may be emailed to:

Michelle Brown – mbrown@sioux-city.org
Put "DHS Telco RFP Question" in the Subject Line of the email.

Proposals must be addressed to the name and address below:

Woodbury County BOS - DHS Telco Proposal
Attn: Heather Satterwhite
620 Douglas Street
Sioux City IA 51101

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Section I—RFP Overview

A. Purpose

Woodbury County is taking bids for a Telephone System to be housed at the Trosper Hoyt Building located at 822 Douglas Street Sioux City IA. This RFP is looking for available vendors to provide a system to support the Department of Human Services (DHS) office located within the Trosper Hoyt facility and decommission legacy systems.

B. RFP Objectives

Through this Request for Proposal (RFP), Woodbury County is soliciting proposals to accomplish the following objectives:

a. Contract with one vendor to provide a new traditional digital Telephony System, handsets and related ancillary equipment for approximately 125 DHS personnel located in the Trosper Hoyt building in downtown Sioux City IA.

b. Winning vendor will decommission, remove and dispose of existing Nortel telephone system(s), handsets and related telephony equipment associated with the legacy system facilities at Trosper Hoyt (822 Douglas Street), Law Enforcement Center (LEC - 407 7Th Street) and Siouxland District Health (SDH- 1014 Nebraska St.)

c. Winning Vendor will provide a central point of contact for DHS personnel for break/fix items associated with new system and provide remote management utilities for IT personnel.

d. Winning vendor will supply monthly T1-usage and statistic reports to be delivered via email to, Network Manager, County Telco Technician and Administrative Assistant. Or, provide capability of for IT personnel to generate same reports with minimal manual intervention.

C. General Conditions

This RFP is not an offer to purchase. Acceptance of a proposal neither commits Woodbury County to award a contract to any vendor, even if all requirements stated in this RFP are met, or limits our right to negotiate in our best interest. WCICC-IT, on behalf of Woodbury County Board of Supervisors (BOS), will examine each proposal for best price, timeliness of integrating new system and de-installing legacy systems, reference checks and value-add components the vendor can provide. If in the best interest of Woodbury County, the County reserves the right to split the award between two vendors. For example, the complete new system may be awarded to Vendor A and the decommissioning of the legacy systems may be awarded to Vendor B.

Proposals are to be made in good faith, without fraud, collusion or connection of any kind with any other contractor for the same work. All bidders must complete in their own interest and in their own behalf. The vendor will absorb all costs incurred in the preparation and presentation of the proposal.
All vendors who submit proposals will be notified of the results of the selection process.

Proposals will be opened and considered for award at a public meeting of the Woodbury County Board of Supervisors. Woodbury County reserves the right to reject any or all proposals, in whole or in part, with or without cause, even if all the stated requirements are met. At the sole discretion of Woodbury County, bidder presentations may be requested before award of the contract.

Subcontractors working for the vendor must be identified in the RFP and must meet all the requirements of the RFP and any contract between the vendor and the subcontractor must include all contract terms agreed to between Woodbury County and the successful vendor.

D. Confidentiality

The RFP and any attached documents are public records once submitted to Woodbury County. Any information contained in the proposal that is proprietary must be clearly marked as such and will be treated as confidential to the extent allowable in the State of Iowa Code.

E. Warranty and Maintenance Terms

For the purpose of this RFP, any warranty and maintenance period will be for 36, 60 or 84 months with 12 month renewal option terms provided thereafter.

F. Proposal Effective Period

Vendors should state in writing that all furnished information, including prices, will remain valid for 90 days from the date of the deadline for submission of this RFP.

G. Evaluation Criteria

This RFP is a subjective evaluation process that reviews all proposals to determine which proposal provides the best value for the Woodbury County. Evaluation criteria may include, but may not be limited to, the following:

1. Competitive pricing
2. Total time needed to acquire, install and train on new system and de-install legacy systems
3. Reference check and vendor value-add items

H. Bid Bond and Proof of Insurance

Vendor shall take out and maintain during the life of the project Comprehensive General Liability Insurance in the minimum amount of $500,000. Proof of insurance shall be submitted with the Proposal.

Each Proposal must be accompanied by a separate sealed envelope containing Bid Security in the form of a Cashier's Check or Certified Check, or a Bid Bond executed by a corporation authorized to act as surety in the State of Iowa. Bid Security shall be in an amount equal to 5 per cent (5%) of the amount of the Bid, made payable to Woodbury County, Iowa. Bid Security shall be forfeited to the Board of Supervisors as liquidated damages in the event the successful Bidder fails or refuses to enter into a contract to perform the work within thirty (30) days after acceptance of the Bid.

I. Vendor Bid Expectations for Proposed Telephone System

1. System at a minimum will accept two (2) Primary Rate Interfaces (PRI)
2. System will provide a minimum of 144 Digital Station Ports for multi-line digital telephone sets
3. System will provide a minimum of 40 Analog Station Ports
4. System will provide a minimum of 12 Access Ports to the Voice-Processing System
5. System will provide 142 Digital Multi-Line Speaker Phones with multi-line Display (minimum 10 programmable buttons)
6. System will provide one (1) Uninterruptible Power Supply (UPS) for a conditioned/reserve power.

Expected run time of UPS should be listed.

7. Bid will specify the cost of normal software, firmware and hardware upgrades.
8. Total price submitted to include the furnishing, installation and integration of entire system including client training, administrator training (if applicable) and decommissioning and removal of legacy Nortel system(s).
9. Bid will include three (3) year warranty/maintenance with five (5) and seven (7) years as alternate options.
10. Bid will include annual hardware/software maintenance pricing beyond the initial warranty/maintenance term purchased.
11. Bid will include replacement costs (if applicable) and replacement procedure for break/fix items - primarily handsets.
12. Bid will state the capacities beyond these minimums for the included solution; as well as stating expansion capabilities of proposed solution.

Section II—Current State

A. Background Information

There exists one primary Nortel phone system located in the basement of the LEC, one daughter system located at the Trosper Hoyt Building and another disconnected Nortel system located at SDH. The Trosper Hoyt and LEC systems are interconnected via multi-mode fiber. (PHOTO EXHIBITS FOLLOW)

Exhibit 1. (System located at LEC)

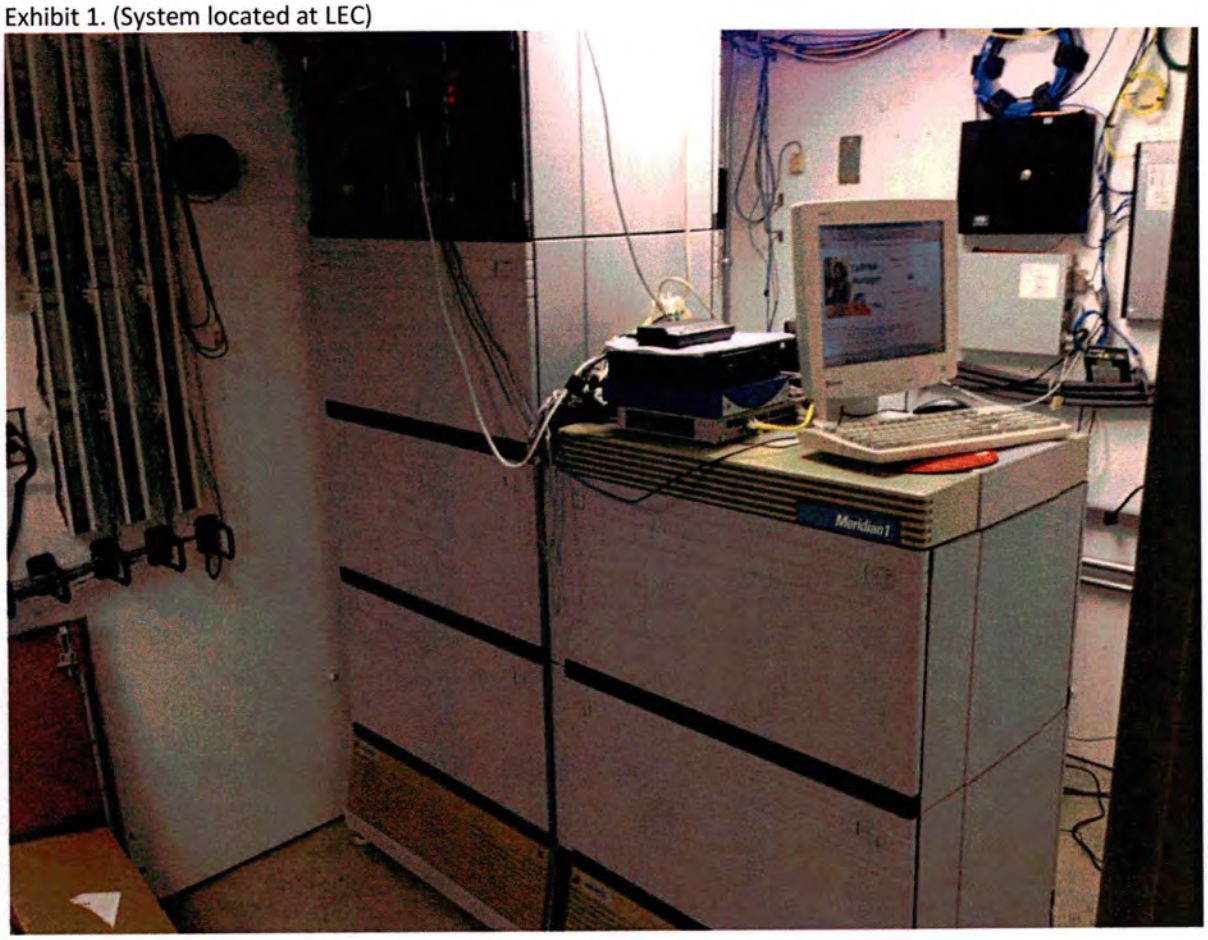


Exhibit 2. (System located at SDH #1)

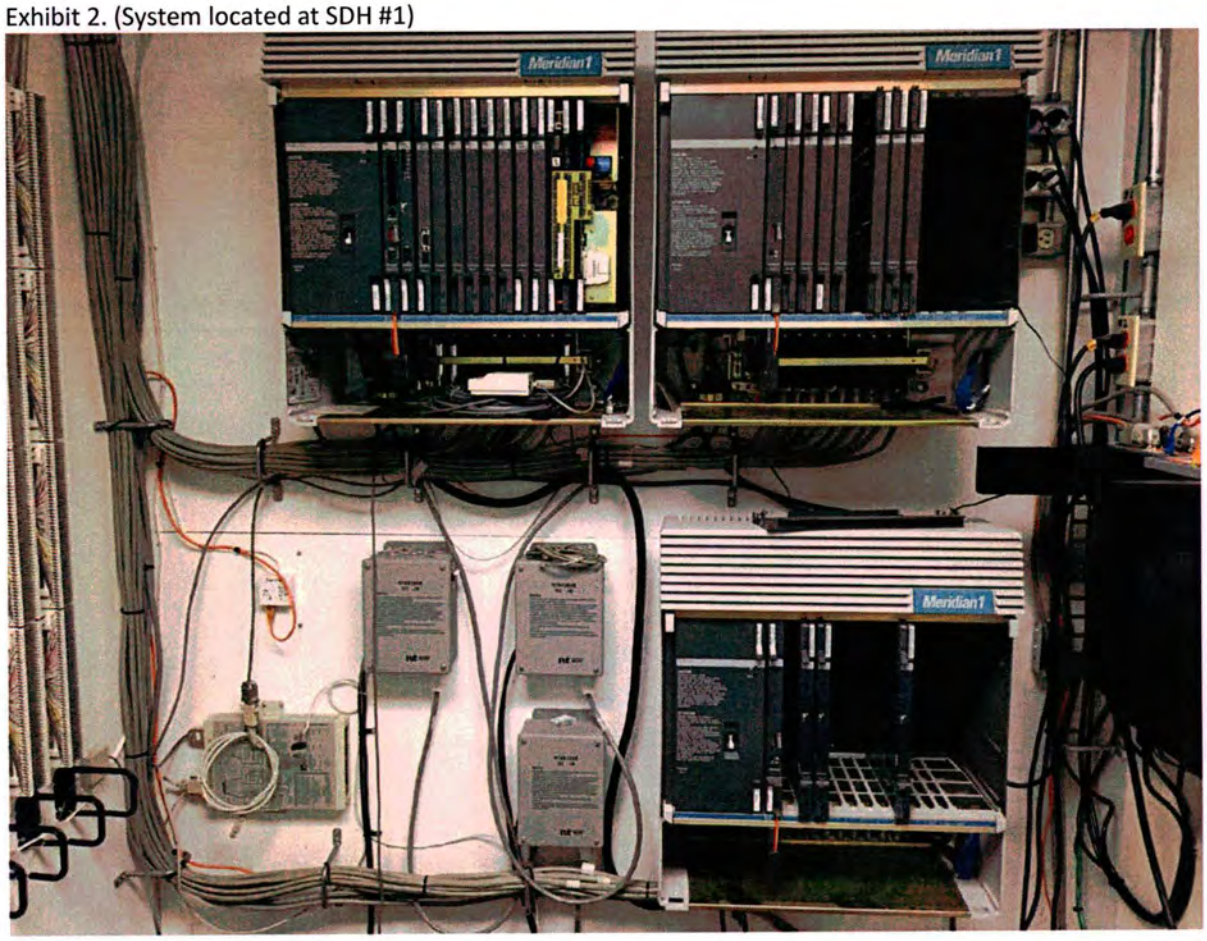
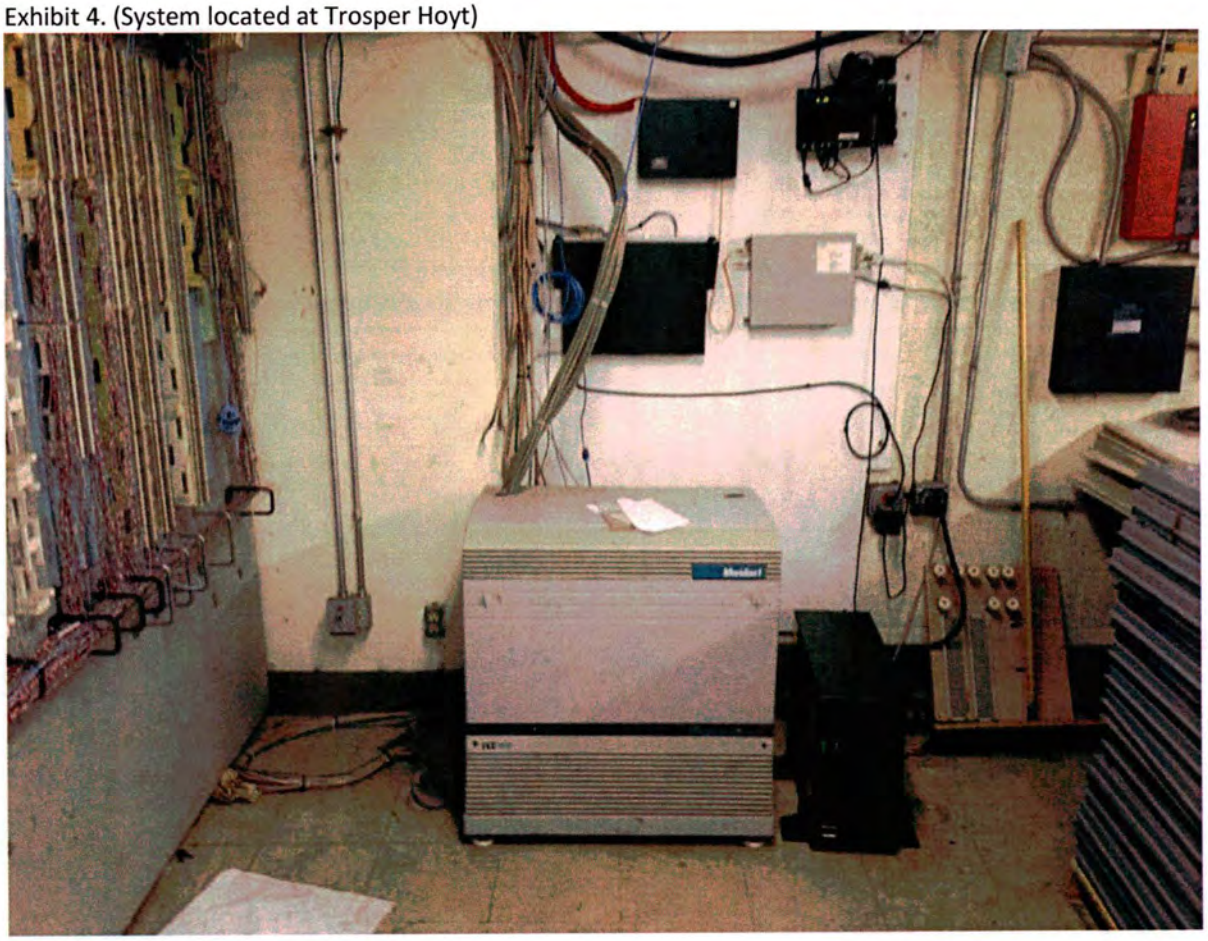


Exhibit 3. (System located at SDH cont.)

Exhibit 4. (System located at Trosper Hoyt)



B. Scope of Services

Woodbury County seeks a vendor whom can provide a new digital telephony solution and de-install legacy telephony systems in a timely and efficient manner.

The initial scope will include:

1. Install new digital telephony system
2. Remove legacy system(s) (upon completion of the new system installation)
3. Provide guaranteed response time to service calls
4. Provide technicians certified to maintain proposed solution

The following will be out of scope for this project:

1. Woodbury County's existing VOIP phone system
2. All other State Office phone systems

** The out of scope items are not included in this RFP.

Service and Support:

Service response times shall be as follows:

1. Two (2) hour response time on all major system failures. Major is described as, but not limited to, total system failure, inability for multiple users to place or take phone calls, voice-mail system unavailability etc.
2. Four (4) hour response time on break/fix items – primarily handsets and failed handset components.
3. The two or four hour requirement is calculated from the time the first phone call is made for support to the vendor until the appropriately trained technician is on site.
4. Regular system maintenance will be annually (at a minimum) and cannot interfere with normal business day operating hours and scheduled with DHS point-of-contact (POC).

Section III—Vendor Instructions

A. RFP Schedule

This schedule outlines the major activities that will occur in this proposal process and the due dates. Any changes in deadlines will be communicated to all vendors via a Woodbury County Web Site. Woodbury County BOS reserves the right to disqualify any vendor who does not comply with these deadlines.

B. Vendor Questions and RFP Addenda

Questions regarding the content of or schedule for the RFP must be submitted in writing via e-mail to the contact identified on the page 2 of the RFP, according to the RFP schedule. WCICC-IT, as an agent for Woodbury County BOS, will issue answers to vendor questions, as noted in the schedule. In the event that modifications or additions to the RFP become necessary, vendors will be notified via a Woodbury County web site.

Activity	Description	Date/Time
RFP Solicitation	Woodbury County emails/Mails RFP to vendors	November 7, 2014
Site Walkthrough	Meet at Trosper Hoyt Lobby 822 Douglas St. Sioux City IA, 51101	November 12, 2014 @ 10 a.m. and November 13, 2014 @ 2 p.m.
RFP Questions	Questions must be sent via eMail to the contact person on the RFP. Questions will be answered on a Woodbury County Web Site provided to those vendors intending to bid. Questions will be responded to until two days before proposal due date.	November 14-24, 2014 @ 2 p.m.
Proposals Due	Vendor must submit proposal to the contact located on the cover page: One original, one copy and one electronic (CD, USB) copy by mail or in person. No late RFP's accepted.	November 26, 2014 @ 2:00 p.m.
BOS Bid Opening	Bid will be opened at a weekly BOS meeting. WCICC-IT to recommend Telco vendor to BOS for review and approval at a future BOS meeting.	December 2, 2014 or December 9, 2014 (Backup Date)
Project Planning	WCICC-IT to coordinate project implementation with selected vendor.	Within two weeks of BOS approval.

Section IV. Proposal Content

Proposal Submission Information: ***All proposals must be in and received no later than 2:00 p.m. C.S.T. on November 26, 2014.*** that would include all sections of this RFP and Scope of Work, detailed planning with estimated dates and a breakdown of each cost in the project.

Mark Envelope with the following: **Woodbury County BOS - DHS Telco Proposal**

Please submit original paper copy, one electronic attachment via CD or USB thumb drive. The electronic copy shall be submitted in PDF format. The proposal containing the original signatures should be clearly marked "Original." All responses must be submitted in the form set forth in this RFP, sealed and delivered to:

Woodbury County BOS - DHS Telco Proposal
Attn: Heather Satterwhite
620 Douglas Street
Sioux City IA, 51101

All proposals received after the deadline will be considered non-responsive. No faxed or emailed proposals will be accepted. Your proposal should also be organized as follows:

A. Bid Amount *(Limit to 1 page)*

Provide submitted bid amount in a conspicuous, easy-to-find place on the document. Any alternate or optional pricing should also be identified. The bid needs to include line-item detail pricing that makes up the Bid Amount including but not limited to the following items: new system cost, handset(s) cost, and decommissioning cost per site.

B. Letter of Introduction *(Limit to 1 page)*

Provide a cover letter as a separate document. Include your company's legal name, other names that your company has operated under and the names of any parent companies.

C. Table of Contents

Provide a sequential table of contents with page numbers linking to the content of your proposal.

D. Executive Summary *(Limit to 1 page)*

Provide a concise and brief overview of the highlights of your proposal.

E. Company Information *(Limit to 1 page)*

The following items are of interest to Woodbury County concerning your firm. As a part of quality business relationship it is important for both you and Woodbury County, to include any other business information you feel Woodbury County should understand. Please answer the following questions if they are applicable. If not, please indicate N/A.

1. What is the City and State in which your company is based?
2. Please state the number of years your company has been in business.
3. Are you a subsidiary, affiliate, or franchise?

4. What is your company's ownership structure?
5. Identify the principal parties that will be managing this project.

F. Capabilities and Experience *(Limit to 4 pages)*

1. Provide a minimum of three references for customers of similar size or larger to Woodbury County/DHS, to whom you provide similar services. List the specific services you provide to these companies/organizations and the number of years that you have provided service.
2. What differentiates your organization from your competition for this type of solution?

G. Technical Support and Service

1. Please describe the resources that will be servicing this account.
2. Please explain how your organization provides services for the following:
    a. Moves, adds and changes (define exceptions, if any)
    b. Single point of contact to initiate service call
    c. Preventative maintenance services
3. Is service available 24x7?
4. What parts are commonly replaced?
5. What are your stocking/acquisition procedures for spare parts?
6. Where is your primary installation/maintenance office located?
7. List maintenance personnel qualified to work on the system.
8. Please explain how your standard telephone support and escalation process works.
9. Are you providing this solution to any of your current customers? If yes, please list.

H. Transition and Implementation *(Limit to 3 pages)*

1. Please describe the proposed steps to implementing your solution.
2. Please share a detailed timeline, including action items, milestones, deliverables and persons responsible, for successfully implementing the scope of project.
3. What resources will be used from your organization and what resources are needed from Woodbury County during the implementation process? For each person identified, please briefly describe their roles and responsibilities during the implementation.

I. Customer Service *(Limit to* 1 page)

1. Please describe your ability to support the location listed as in scope within this RFP.
2. Can you provide a single point of contact and toll-free number for all service inquiries? If yes, please list.

J. Quality *(Limit to 1 page)*

1. Please describe your escalation process for unresolved issues.

2. Please provide an overview of your Technical Support department.

3. What are your normal hours of support should our internal clients or Administrators need assistance? How are questions outside of normal hours of support handled?

K. Reporting *(Limit to 1 page)*

1. Describe your ability to supply meaningful reporting.

2. What is your ability to provide custom and ad hoc reporting? What is the turnaround for such reports?

3. Please describe any tool, or utility, that Woodbury County has access to for reporting.

L. Billing and Invoicing *(Limit to 1 page)*

1. Describe your recommended billing approach.

M. Warranty and Replacement Devices

1. Please describe the warranty on handsets and any related ancillary equipment.

2. State handset replacement procedure and any potential costs for Woodbury County.

N. Bid Bond and Proof of Insurance

Vendor shall take out and maintain during the life of the project Comprehensive General Liability Insurance in the minimum amount of $500,000. Proof of insurance shall be submitted with the Proposal.

Each Proposal must be accompanied by a separate sealed envelope containing Bid Security in the form of a Cashier's Check or Certified Check, or a Bid Bond executed by a corporation authorized to act as surety in the State of Iowa. Bid Security shall be in an amount equal to 5 per cent (5%) of the amount of the Bid, made payable to Woodbury County, Iowa. Bid Security shall be forfeited to the Board of Supervisors as liquidated damages in the event the successful Bidder fails or refuses to enter into a contract to perform the work within thirty (30) days after acceptance of the Bid.

O. Appendix *(limit 5 pages)*

Include any additional material referenced in your proposal that is essential to Woodbury County's informed review. Please do not include bulk marketing material unless it illustrates or explains a specific point you are making. [Limit to 5 pages]

SIOUX CITY
SUCCESSFUL
SURPRISING
SIOUX CITY

OCT 1 2014 PM12:01

September 30, 2014

Woodbury County Board of Supervisores
Attention: Larry Clausen, Chairman
620 Douglas Street
Sioux City, IA 51101

RE: ZENITH DRIVE IMPROVEMENT PROJECT

West of Hamilton: The I-29 Section 1 Zenith Drive project will consist of full reconstruction and utility relocations beginning at the west end of Zenith Drive and continuing east to Hamilton Boulevard. The full reconstruction will include new sanitary sewer, storm sewer, water main, street pavement, curb, and gutter within the City right-of-way. The project is expected to bid in November or December 2014 and be completed by late fall 2015. A temporary access road will be provided for access to the west end of Zenith Drive and trenchless construction methods for the sanitary sewer will be used to keep various commercial access drives open during construction.

East of Hamilton: The I-29 Section 1 Zenith Drive project will consist of full reconstruction of Zenith Drive west of Hamilton, but also includes new water main north of Tri-View along the east side of Hamilton and sliplining of a smaller water main within the existing water main south of Tri View along the east side of Hamilton. The work will occur in the area of the existing water main. The project is expected to bid in November or December 2014 and be completed by late fall 2015. The construction will not detour traffic on Tri View Avenue.

In connection with the Zenith Drive Improvements Project, it is necessary for the City to acquire a Temporary Construction Easement and a Permanent Utility Easement on the property located at 1211 Tri View Avenue AND 1221 Tri View Avenue. Copies of the easement plats showing the areas of the easements are enclosed. The Temporary Construction Easements are needed for installation of a proposed City utility and associated construction activities. The Permanent Utility Easement is needed to cover existing and proposed City utilities (water main).

The City is offering $2,244.52 as payment for the property rights we are acquiring. I have enclosed a copy of our Compensation Estimate showing the basis for arriving at this amount. The Board of Supervisors has the option of waiving this compensation. If it is the Board's desire to waive the compensation the necessary Waiver form is enclosed.

COMMUNITY DEVELOPMENT DEPARTMENT

OFFICE OF THE DIRECTOR
405 6th Street
P.O. Box 447
Sioux City, IA 51102
PH 712-279-6274
FAX 712-224-5218
WEB www.sioux-city.org

INSPECTION SERVICES/ PERMIT CENTER
PH 712-224-5216
FAX 712-279-6188

HOUSING ASSISTANCE CENTER
PH 712-279-6348
FAX 712-224-5200

NEIGHBORHOOD SERVICES
PH 712-279-6328
FAX 712-279-6196

PLANNING & ZONING
PH 712-279-6340
FAX 712-224-5218

REAL ESTATE
PH 712-279-6328
FAX 712-224-5218

I have also enclosed the easement documents for your review. These documents need executed where indicated. Please note that your signature needs to be notarized.

Should you have any questions regarding these documents, please don't hesitate to contact me. I can be reached by email at creynolds@sioux-city.org or by phone at (712) 279-6971. Questions regarding the project and related construction should be directed to Glenn Ellis, City Engineer at (712) 279-6330 or by email at gellis@sioux-city.org.

Your cooperation and prompt attention to this request is greatly appreciated.

Sincerely,

Cheryl Reynolds

Cheryl Reynolds
Real Estate Office

(Form 044 - Letter Temp & Perm)

COMPENSATION ESTIMATE

Parcel No. 894729334003 AND 2894729334002
Project Zenith Drive Improvements

Record Owner(s): Woodbury County
620 Douglas Street
Sioux City, IA 51101

Address of Subject Property: 1211 Tri View Avenue AND 1221 Tri View Avenue

Basis for land value estimated: Recent Sales indicate a land value of $1.15 per square foot. Permanent Utility Easements are compensated at 90% of the square foot value ($1.035). Temporary Construction Easements are compensated at 10% of the square foot value ($0.115).

Land to be acquired:								
Fee Title	N/A	sq. ft.	@	$	N/A	=	$	0.00
Permanent Easement	1,808.9	sq. ft.	@	$	1.035	=	$	1,872.21
Temporary Easement	3,237.5	sq. ft.	@	$	0.115	=	$	372.31
Improvement acquired	N/A						$	0.00
Improvement acquired	N/A						$	0.00
Improvement acquired	N/A						$	0.00
Damages to remaining property							$	0.00
		TOTAL ESTIMATE					$	2,244.52

CERTIFICATION:

I hereby certify that I am familiar with the property which is the subject of this estimate, that the estimate is based on data contained in the files of the agency, that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

Date of Estimate 9/27/2014

ADMINISTRATIVE APPROVAL

SIGNED: _____

DATED: 9/29/2014

Signed Cheryl Reynolds
Cheryl Reynolds
Real Estate Office

* Compensation for R/W fence to be by fixed schedule or in accord with Section 6B.44 Code of Iowa.

(Form 072 - Comp Estimate)

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

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County in consideration of special benefits and the sum of $1,872.21 receipt of which is herewith acknowledged, does hereby grant and convey to the City of Sioux City, Iowa an easement over and across the following real estate situated in Woodbury County, Iowa:

THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS: A PERMANENT UTILITY EASEMENT LYING IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET; THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET; THENCE N 78°18'26"W FOR 20.33 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT; THENCE S 01°15'59"W FOR 54.81'FEET; THENCE S77°51'53"E FOR 62.78' FEET; THENCE SOUTHEASTERLY ALONG A 612.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR AN ARC DISTANCE OF 49.14 FEET, SAID CURVE HAVING A CHORD BEARING OF S 76°34'01"E AND A CHORD DISTANCE OF 49.12 FEET; THENCE S 01°15'36"W FOR 10.33' FEET TO THE NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR, ESTABLISHED BY THE STATE OF IOWA; THENCE NORTHWESTERLY ALONG A SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR AND A 602.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR A CURVE DISTANCE 51.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N 76°26'53"W AND HAVING A CHORD DISTANCE OF 50.98 FEET; THENCE N 77°55'19"W ALONG SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR FOR 71.12 FEET; THENCE N 01°15'59"E FOR 64.98' FEET; THENCE S 78°18'26"E FOR 10.17' FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT. (PERMANENT UTILITY EASEMENT HAVING AN AREA OF 1808.9 SQUARE FEET.)

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

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

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, A.D., 2014.

WOODBURY COUNTY, IOWA

_____
George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this _____ day of _____, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

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

_____
Notary Public in and for said County and State

(Form 071 - Perm. Ease))

PERMANENT UTILITY EASEMENT

(SHEET 1 OF 2)

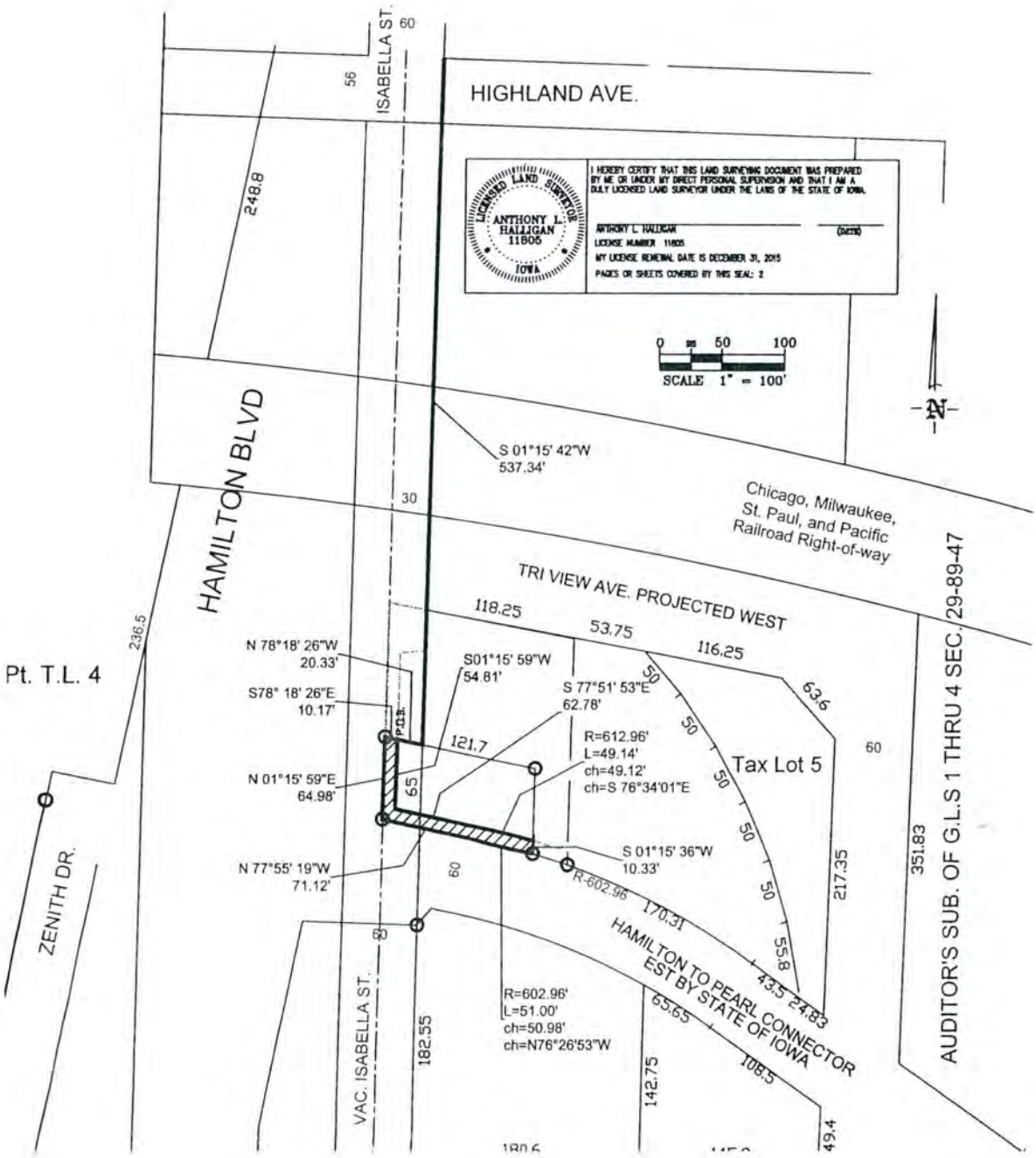
PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1808.9 sq. ft. **PARCEL #:**894729334002 **DATE CREATED:** 09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave **DEED HOLDER:** Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)



PERMANENT UTILITY EASEMENT

(SHEET 2 OF 2)

PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1808.9 sq. ft. **PARCEL #:**894729334002 **DATE CREATED:** 09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave **DEED HOLDER:** Woodbury County
OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)

Legal Description

THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS:

A PERMANENT UTILITY EASEMENT LYING IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET; THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET; THENCE N 78°18'26"W FOR 20.33 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT; THENCE S 01°15'59"W FOR 54.81'FEET; THENCE S77°51'53"E FOR 62.78' FEET; THENCE SOUTHEASTERLY ALONG A 612.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR AN ARC DISTANCE OF 49.14 FEET, SAID CURVE HAVING A CHORD BEARING OF S 76°34'01"E AND A CHORD DISTANCE OF 49.12 FEET; THENCE S 01°15'36"W FOR 10.33' FEET TO THE NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR, ESTABLISHED BY THE STATE OF IOWA; THENCE NORTHWESTERLY ALONG A SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR AND A 602.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR A CURVE DISTANCE 51.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N 76°26'53"W AND HAVING A CHORD DISTANCE OF 50.98 FEET; THENCE N 77°55'19"W ALONG SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR FOR 71.12 FEET; THENCE N 01°15'59"E FOR 64.98' FEET; THENCE S 78°18'26"E FOR 10.17' FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT;

PERMANENT UTILITY EASEMENT HAVING AN AREA OF 1808.9 SQUARE FEET.

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County, of 620 Douglas Street, Sioux City, IA 51101 in consideration of $372.31 agreed with the City of Sioux City, Iowa, do hereby grant unto the said City of Sioux City, Iowa, the right to perform the following work: storage of equipment, materials, workers and machinery and other work associated with the installation of a proposed city utility and associated construction activities in connection with the Zenith Drive Improvements Project on the following described premises situated in the County of Woodbury, State of Iowa, to-wit:

TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED AT 1211 TRI VIEW AVENUE: A 10 foot wide Temporary Construction Easement abutting on South line of that parcel being described on Roll 704 Images 7181-7183 as filed in the Recorders/Auditors office in the Woodbury County Court House, Sioux City, Iowa and said Easement extending to the East and West boundaries of said parcel, more particular described as: A 10 foot wide Temporary Construction Easement abutting on and lying North of the following described baseline, all that part of Tax Lot five (5) of Auditor's Plat of Tax lots in Government lots One (1), Two (2), Three (3) and Four (4) of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Forty-seven (47) West of the Fifth (5th) Principal Meridian in Sioux City, Woodbury County, Iowa, said baseline described as follows: Commencing at a point on the North line of West Highland Avenue and the East line of Isabella Street in Sioux City Davis Addition; thence South along said East line for 360.9 feet to the Southerly right of way line of the Chicago, Milwaukee, St Paul and Pacific Railroad; thence Easterly along said Southerly line and along a 1 degree 31 minute curve concave Southerly for 333.8 feet to the centerline of a sewer easement; thence South along said centerline and the West line of South Myrtle Street for 326.46 feet; thence with an angle to the right of 123 degrees 42 minutes 48 seconds for 24.83 feet to the centerline of a spur track and the place of beginning of said baseline, being the South line of said 10 foot wide Temporary Construction Easement; thence continuing along the previous course for 43.7 feet; thence along a curve, concave Southerly, having a radius of 602.96 feet, for 170.31 feet to the end of said baseline, being the South line of said 10 foot wide Temporary Construction Easement. (Temporary Construction Easement containing an area of 2140.1 square feet.)

AND

TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED AT 1221 TRI VIEW AVENUE: A TEMPORARY CONSTRUCTION EASEMENT LYING IN THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS: ALL IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET: THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET TO THE PLACE OF BEGINNING OF SAID TEMPORARY CONSTRUCTION EASEMENT, THENCE CONTINUING S 01°15'42"W ALONG SAID EAST LINE FOR 54.97' FEET; THENCE N 77°51'53"W FOR 20.36' FEET; THENCE N 01°15'59"E FOR 54.81' FEET; THENCE S 78°18'26"E FOR 20.33' FEET TO THE PLACE OF

BEGINNING OF SAID TEMPORARY CONSTRUCTION EASEMENT. (TEMPORARY CONSTRUCTION EASEMENT CONTAINING AN AREA OF 1097.4 SQUARE FEET.)

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

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

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, A.D., 2014.

WOODBURY COUNTY, IOWA

_____

George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this _____ day of _____, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

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

_____

Notary Public in and for said County and State

(Form 070 - Temp Ease

TEMPORARY CONSTRUCTION EASEMENT

(sheet 1 of 2)

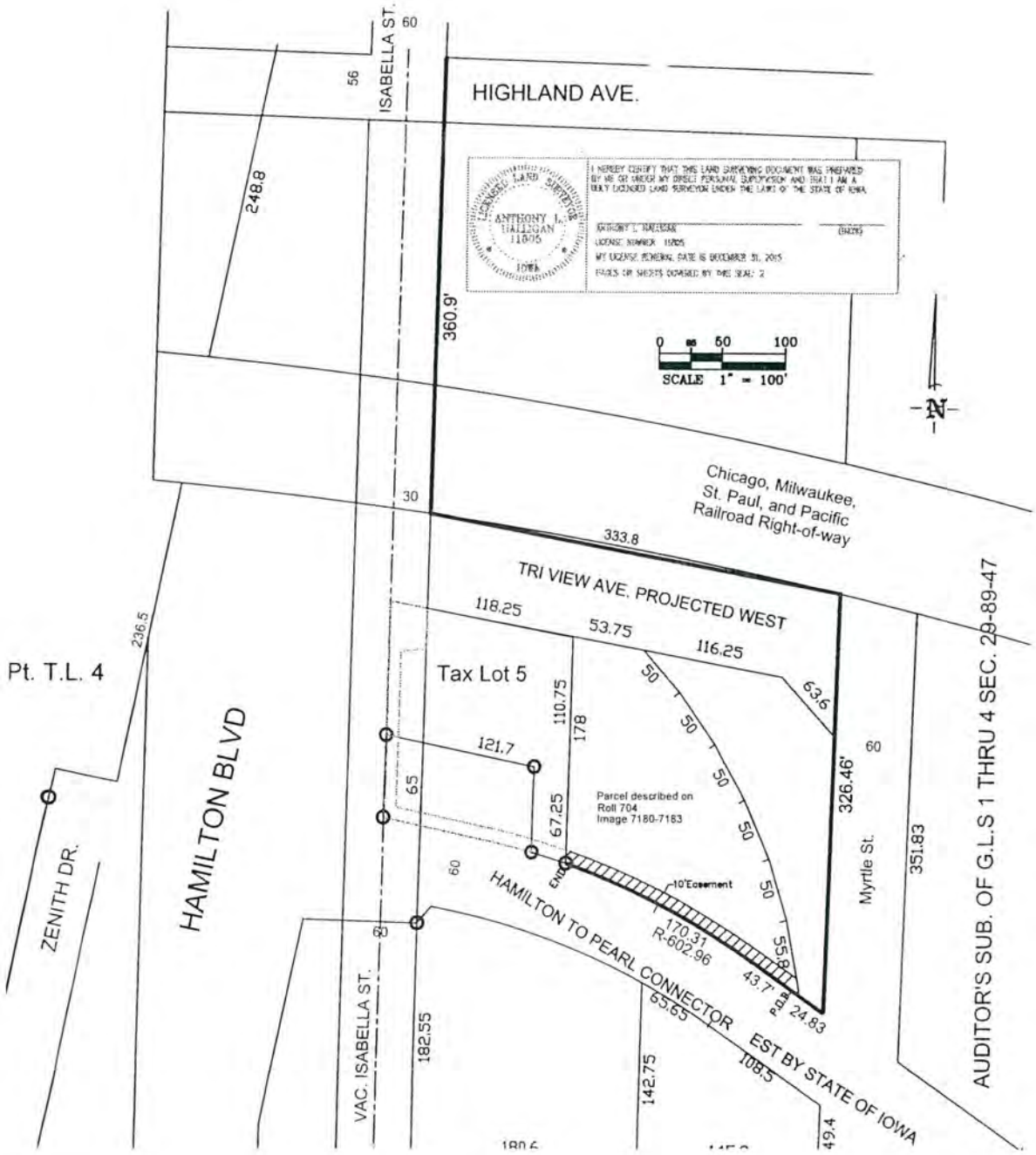
PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

TEMPORARY EASEMENT AREA: 2140.1sq. ft. **PARCEL #:** 894729334003 **DATE CREATED:** 09/22/2014

PARCEL ADDRESS: 1211 Tri View Ave **DEED HOLDER:** Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (WD: 704-7181 Dated 06/30/2009)



TEMPORARY CONSTRUCTION EASEMENT

(sheet 2 of2)

PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

TEMPORARY EASEMENT AREA: 2140.1sq. ft. **PARCEL #:** 894729334003 **DATE CREATED:** 09/22/2014
PARCEL ADDRESS: 1211 Tri View Ave **DEED HOLDER:** Woodbury County
OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (WD: 704-7181 Dated 06/30/2009)

Legal Description

A 10 foot wide Temporary Construction Easement abutting on South line of that parcel being described on Roll 704 Images 7181-7183 as filed in the Recorders/Auditors office in the Woodbury County Court House, Sioux City, Iowa and said Easement extending to the East and West boundaries of said parcel, more particular described as;

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Temporary Construction Easement containing an area of 2140.1 square feet.

TEMPORARY CONSTRUCTION EASEMENT

(SHEET 1 OF 2)

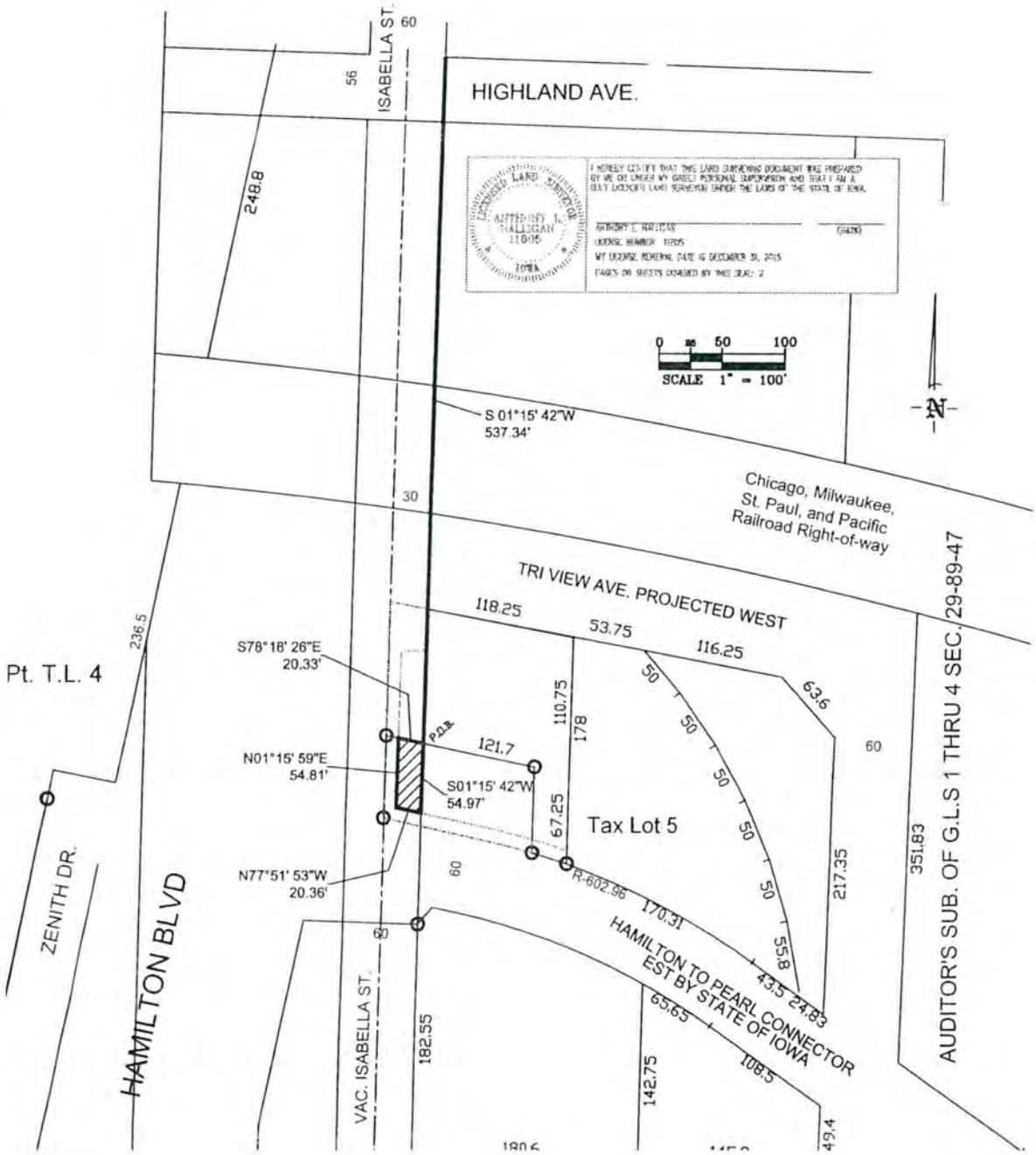
PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1097.4 sq. ft. **PARCEL #:**894729334002 **DATE CREATED:** 09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave **DEED HOLDER:** Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)



TEMPORARY CONSTRUCTION EASEMENT

(SHEET 2 OF 2)

PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1097.4 sq. ft. **PARCEL #:**894729334002 **DATE CREATED:**09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave **DEED HOLDER:** Woodbury County
OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)

Legal Description

A TEMPORARY CONSTRUCTION EASEMENT LYING IN THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS:

ALL IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET: THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET TO THE PLACE OF BEGINNING OF SAID TEMPORARY CONSTRUCTION EASEMENT, THENCE CONTINUING S 01°15'42"W ALONG SAID EAST LINE FOR 54.97' FEET; THENCE N 77°51'53"W FOR 20.36' FEET; THENCE N 01°15'59"E FOR 54.81' FEET; THENCE S 78°18'26"E FOR 20.33' FEET TO THE PLACE OF BEGINNING OF SAID TEMPORARY CONSTRUCTION EASEMENT;
TEMPORARY CONSTRUCTION EASEMENT CONTAINING AN AREA OF 1097.4 SQUARE FEET.

Woodbury County, Owner(s)s of real estate located at 1211 Tri View Avenue and 1221 Tri View Avenue, Sioux City, Iowa needed for the Zenith Drive Improvements Project, and acknowledging the fact that (I) (we) are entitled to just compensation based upon an approved appraisal of the subject real estate, nevertheless, desire to donate the right of way.

This donation to the City of Sioux City, Iowa, is made without any coercive action of any nature.

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, A.D., 2014.

WOODBURY COUNTY, IOWA

_____
George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

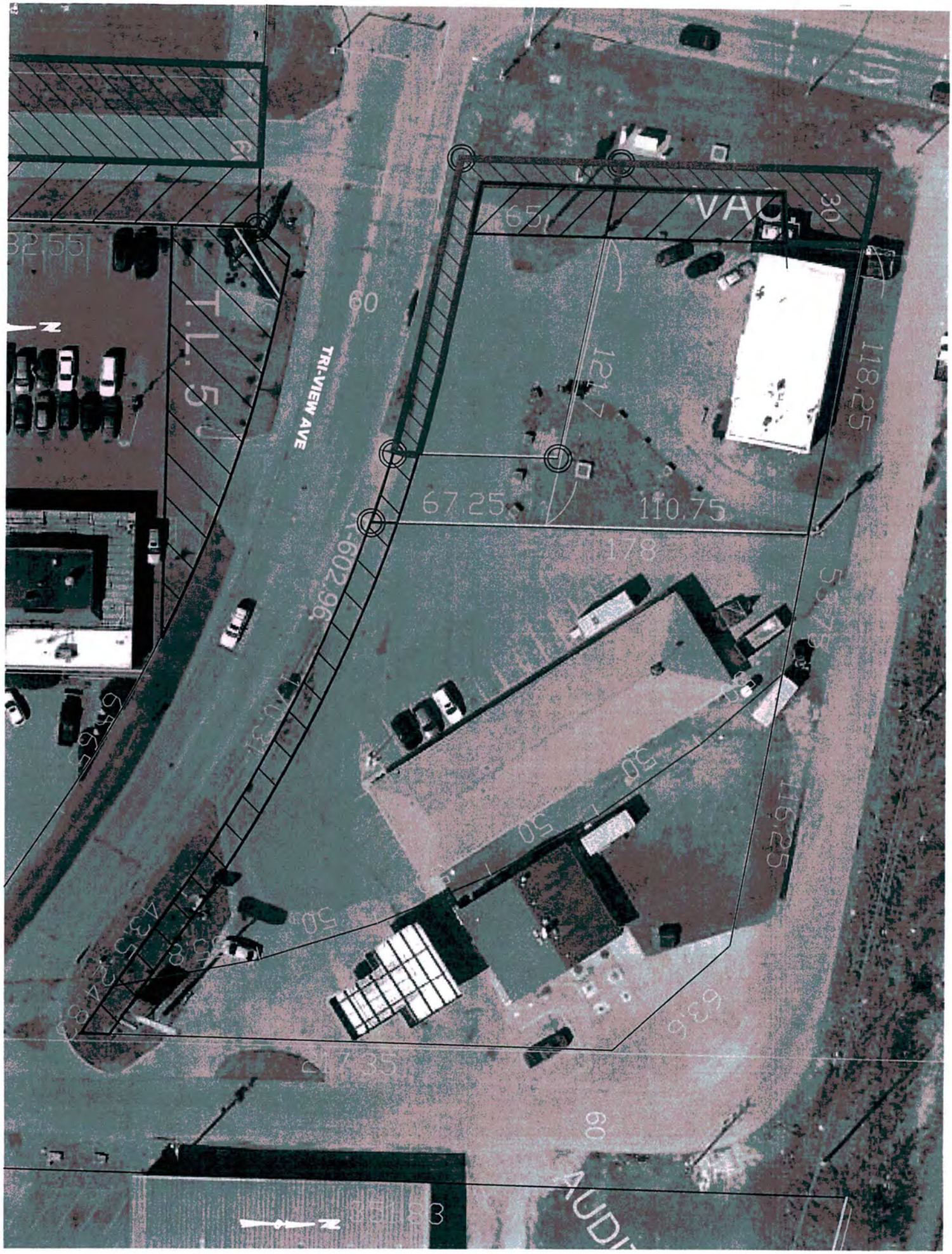
STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this _____ day of _____, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

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

_____
Notary Public in and for said County and State

(Form 106.DOC)



TRI-VIEW AVE
VAC
67.25
110.75
118.25
116.25
60

Woodbury County, Owner(s)s of real estate located at 1211 Tri View Avenue and 1221 Tri View Avenue, Sioux City, Iowa needed for the Zenith Drive Improvements Project, and acknowledging the fact that (I) (we) are entitled to just compensation based upon an approved appraisal of the subject real estate, nevertheless, desire to donate the right of way.

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IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, A.D., 2014.

WOODBURY COUNTY, IOWA

_____
George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this _____ day of _____, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

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

_____
Notary Public in and for said County and State

(Form 106.DOC)

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF SIOUX CITY, IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE DONNER PARK URBAN RENEWAL PROJECT AREA OF THE CITY OF SIOUX CITY, IOWA

The City of Sioux City, Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 3:30 P.M. on December 2, 2014, in the 3rd Floor Conference Room, Room 306, City Hall, 405 Sixth Street, Sioux City, Iowa concerning a proposed Amended and Restated Urban Renewal Plan for the Donner Park Urban Renewal Project Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in said Urban Renewal Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager (or his designee) as the designated representative of the City of Sioux City, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amended and Restated Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Sioux City, Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 24th day of November, 2014.

Lisa L. McCardle, City Clerk
Sioux City, Iowa

* John Pylelo will be attending this meeting.

* Full Urban Renewal Plan is in the Board office for review

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE DONNER PARK URBAN RENEWAL PROJECT AREA OF THE CITY OF SIOUX CITY, IOWA

The City Council of the City of Sioux City, Iowa, will hold a public hearing before itself at its meeting which commences at 4:00 P.M. on December 22, 2014, in the Council Chambers, 5th Floor, City Hall, 405 Sixth Street, Sioux City, Iowa to consider adoption of the proposed Amended and Restated Urban Renewal Plan (the "Urban Renewal Plan") for the existing Donner Park Urban Renewal Project Area ("Project Area").

A copy of the proposed Amended and Restated Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, 405 Sixth Street, Sioux City, Iowa.

The purpose of the proposed Amended and Restated Urban Renewal Plan is to further update certain provisions of the Urban Renewal Plan to conform to current City objectives and planning initiatives for the Project Area, and to include additional properties within the Project Area. The additional properties proposed to be included as part of the Project Area are included in an area referred to as the Eagle Ridge Sub-Area and is legally described as follows:

Eagle Ridge Sub-Area

Those portions of the NW1/4-SW1/4, the SW1/4-SW1/4 and the SE1/4-SW1/4 of Section 10 and those portions of the NW1/4-NW1/4 and the NE1/4-NW1/4 of Section 15, all in Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the west quarter corner of said Section 10; thence North 87°57'52" East along the north line of the SW1/4 of said Section 10 for a distance of 108.59 feet; thence South 05°20'17" East for a distance of 1,522.52 feet; thence North 87°57'54" East for a distance of 595.09 feet; thence easterly along a curve to the left with a radius of 390.00 feet, through a central angle of 29°30'46" for a distance along the arc of 200.89 feet, the chord of which bears North 73°12'31" East a distance of 198.67 feet; thence North 58°27'08" East for a distance of 90.17 feet; thence North 24°15'27" East for a distance of 98.41 feet; thence North 69°27'31" East for a distance of 60.00 feet; thence southerly along a non-tangent curve to the right with a radius of 530.00 feet, through a central angle of 46°05'22", for a distance along the arc of 426.34 feet, the chord of which bears South 02°28'31" West a distance of 414.94 feet; thence South 25°31'12" West for a distance of 381.78 feet; thence South 21°42'22" West for a distance of 24.93 feet; thence South 64°28'48" East for a distance of 20.19 feet; thence easterly along a curve to the left with a radius of 390.00 feet, through a central angle of 16°25'00" for a distance along the arc of 111.74 feet, the chord of which bears South 72°41'18" East a distance of 111.36 feet; thence South 80°53'48" East for a distance of 840.23 feet; thence easterly along a curve to the left with a radius of 390.00 feet, through a central angle of 12°11'52" for a distance along the arc of 83.03 feet, the chord of which bears South 86°59'44" East a distance of 82.87 feet; thence North 86°54'20" East for a distance of 22.54 feet; thence South 03°41'36" East for a distance of 342.48 feet to the north line of a parcel of land owned by Randy and Diana Coulson (Coulson Parcel) as described on a Plat of Survey recorded on Roll 452, Images 352 and 353 in the Woodbury County Recorder's Office; thence South 87°51'02" West along the north line of said Coulson Parcel for a distance of 170.00 feet to the northwest corner of said

Coulson Parcel; thence South 01°19'39" West along the west line of said Coulson Parcel for a distance of 445.56 feet to an angle point in said west line; thence South 44°34'55" East along said west line for a distance of 212.13 feet to the northerly line of a county roadway now known as 180th Street; thence South 69°53'34" West along said northerly line for a distance of 82.73 feet; thence South 23°29'25" West along the westerly line of said 180th Street for a distance of 200.00 feet to the northerly line of a county highway now known as Old Highway No. 141; thence North 63°33'59" West along said northerly line for a distance of 428.67 feet; thence North 37°28'21" East along said northerly line for a distance of 36.19 feet; thence North 69°07'56" West along said northerly line for a distance of 920.54 feet; thence North 54°23'15" West along said northerly line for a distance of 777.50 feet to the west line of the SW1/4 of said Section10; thence North 01°19'57" West along said west line for a distance of 2,392.71 feet to the Point of Beginning, containing 57.98 acres, more or less.

The general scope of the urban renewal activities under consideration in the Urban Renewal Plan is to promote the development of additional commercial and industrial, as well as residential, sites in the Project Area through the expansion of the infrastructure system and public facilities in the Project Area, as outlined in the proposed Amended and Restated Urban Renewal Plan. The City may issue bonds or use available funds for such purposes and tax increment reimbursement of such costs will be sought if and to the extent incurred by the City.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This Notice is given by order of the City Council of Sioux City, Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 24th day of November, 2014.

Lisa L. McCardle, City Clerk
Sioux City, Iowa

Publish in the Sioux City Journal December 13, 2014

(END OF NOTICE)

Iowa Department of Revenue

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

NOV 24 2014 PM4:09

November 17, 2014

Chairperson, Woodbury County Conference Board

This shall serve as official certification from the Director that Kathy Sands, Woodbury County Assessor, has successfully completed the continuing education requirements for Iowa assessors as set forth in Iowa Code Section 441.8 (2014) and therefore is eligible for reappointment as Woodbury County Assessor.

cc: Kathy Sands, Woodbury County Assessor

THIRD JUDICIAL DISTRICT

DEPARTMENT OF CORRECTIONAL SERVICES

TO: CHAIRPERSON, BOARD OF SUPERVISORS

DATE: November 20, 2014

FROM: Steven Scholl, DIRECTOR

RE: ANNUAL REPORT FY14

As prescribed by the Code of Iowa, enclosed herein please find the Third Judicial District's Annual Report for FY14. If you have any questions or concerns, please feel free to contact me.

* Full annual report is available in the Board office.

cc: Diann Wilder-Tomlinson, Deputy Director, Western Region, IA DOC
Citizen Advisory Representative, Board of Directors
Judicial Representative, Board of Directors
State of Iowa Auditor
State of Iowa Library
District Office Units/Staff

515 Water Street
Sioux City, Iowa 51103
(712) 252-0590
RTF: 252-3451
FAX: 252-0634

Suite One
100 West 5th St.
Spencer, Iowa 51301
(712) 262-5252
FAX: 262-5391

720 Western Avenue
P.O. Box 39
Sheldon, Iowa 51201
(712) 324-5384
FAX: 324-5366

o ADMINISTRATIVE SERVICES
o FIELD SERVICES
o RESIDENTIAL FACILITY

o FIELD SERVICES AREA OFFICE

o RESIDENTIAL FACILITY

NEW PERSPECTIVES, INC.

Discover Your Potential

Dear Friends,

Did you know that in 2014 New Perspectives, Inc. (NPI) has provided services to more than 100 people with disabilities? NPI serves individuals with Down Syndrome, autism, cerebral palsy, mental illness and visual or hearing impairments. While many of us take our independence for granted, those we serve depend on others - family, friends, community and NPI to assist them to *"Discover Their Potential"*.

How do people in Siouxland with intellectual and developmental disabilities discover independence and opportunities that enhance their lives? They discover these opportunities with NPI. For nearly 90 years, NPI has been a visionary provider of employment services and innovative programs for those in our community with disabilities.

Meet Tommy, he enjoys a variety of activities at the LEC center.

One of our members, Tommy, has been with NPI for almost 30 years. Born with Down Syndrome, Tommy worked in nearly all of our offered work settings up until a few years ago when he was diagnosed with Alzheimer's. He then began participating in our Life Enrichment Center (LEC) program. Tommy, with his ever present smile and good sense of humor, continually brightens the day of everyone with whom he interacts. At the LEC, Tommy enjoys social interaction, activities, and especially community outings with his peers. The cost of providing these services, including the one-on-one supervision that Tommy increasingly needs, has been escalating. Therefore, we are asking for your help to ensure NPI's continued success.

Tommy and a friend enjoy the day at Chris Larson Park.

Tommy and the LEC group on a tour.

300 S. Martha Street • P.O. Box 3264 • Sioux City, Iowa 51102 • 712.258.3576 • f 712.293.2119 • npi-sc.org

In 2012 new Iowa legislation required us to invest over $700,000 on facilities to allow us to meet the needs of our members. In 2014 NEW legislation from Federal and State agencies was handed down and AGAIN are changing the "choices" available for persons with Intellectual Disabilities. The Employment First legislation is written with the intention of closing all facility-based services within the next 3-5 years. What does that mean you ask? In short, a person's choice will be a "competitive" job in the community or stay at home. Some choice, HUH?

Your generous tax deductible donation will enable us to continue providing services in our Life Enrichment Center, while working toward expanding our Progressive Employment services in order to meet the Employment First philosophy.

WHAT YOUR SUPPORT CAN DO!

- $50 will provide two people with enough provisions for two cooking classes in the newly renovated kitchen
- $75 provides a month worth of art supplies for four people
- $100 will provide one tank of gas for a handicap shuttle bus that will cover 8 community outings for 10 people
- $250 will provide supervision for 4 people to volunteer for 16 hours within the Siouxland community
- $500 will go toward the purchase of several pieces of exercise equipment for the new activities area
- $750 will provide funds for a variety of new educational software programs

Please contact us directly if you are interested in making a larger donation or if you have items that you would like to donate, such as computers, TVs or electronics, office supplies, educational and household items.

In advance, we thank you so much for your charitable contribution that will enable NPI to continue our vital mission of assisting people with disabilities to *"Discover Their Potential"*.

Mark Stuck
Board President

Jolie Corder
Executive Director

Board of Directors

President
Mark Stuck
Vice President
Amy Tooley
Treasurer
Jon Friessen
Secretary
Merrill Muller
Directors
Randy Chapman
Dave Dawson
Joe Durham
Dr. Rod Gaskell
Seth Major
Martin Reimer
Charese Yanney

New Perspectives, Inc. is a private non-profit 501 (c) (3) organization.
All donations, pledges, annuities or estate gifts are tax deductible.

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.
November:		
November 17, 2014		**20**
November 18, 2014	**21**	**21 (1-Holding)**
November 19, 2014	**21**	**21**
November 20, 2014	**21**	**21 (1-Holding)**
November 21, 2014	**21**	**18**
November 22, 2014	**18**	**19**
November 23, 2014	**19**	**20**
November 24, 2014	**20**	

The Center averaged 20.3 residents per day during the 6:00 a.m. head count and 20 residents per day during the 6:00 p.m. check for a weekly average of 20 residents per day during the above week.

Of the twenty residents detained on November 24, 2014, five or twenty five percent were identified gang members. Of the five, three or sixty percent were identified as hard-core members.

We are currently detaining seven juvenile from the BIA and two from Dakota County.

Mark Olsen
Director
WCJDC
November 24, 2014