



# NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS ( MARCH 31, 2015) (WEEK 14 OF 2015)

Agenda and Minutes also available at  
[www.woodburyiowa.com](http://www.woodburyiowa.com)

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Matthew A. Ung  
490-7852  
[matthewung@sioux-city.org](mailto:matthewung@sioux-city.org)

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held March 31, 2015 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board for speakers.

1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, spell their name, and give their address and then their statement.
4. Everyone will have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item.**
5. At the beginning of the discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please turn off all cell phones and other devices while in the Board Chambers.

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## AGENDA

**4:00 p.m. Closed Session (old City assessor's office)**

**21.5 (1) (c) to discuss strategy with counsel of pending litigation.**

- 4:30 p.m.**
- |   |             |
|---|-------------|
| 1. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence |             |
| 2. Citizen Concerns   | Information |
| 3. Approval of the agenda (March 31, 2015)                                      | Action      |
| 4. Approval of the minutes of March 24, 2015 meeting                            | Action      |
| 5. Discussion and approval of claims  | Action      |
| 6. Human Resource – Ed Gilliland  |             |
| a. Approval of Memorandum of Personnel Transactions                             | Action      |
| b. Sioux Rivers 28E Agreement   | Discussion  |

- |                                |  |        |
|--------------------------------|--|--------|
|                                | 7. County Auditor – Patrick Gill   |        |
|                                | a. Consideration and approval for Liquor License Application for the<br>The White Horse Patrol Club  | Action |
|                                | b. Consideration and approval for Liquor License Application for the<br>Sloan Golf Course  | Action |
|                                | 8. WCICC-IT – John Malloy & Assistant County Attorney – Joshua Widman  |        |
|                                | a. Approval of resolution designating the Citizen Representative on the<br>Woodbury County Information and Communication Commission  | Action |
|                                | b. Approval of resolution designating the Board of Supervisors members<br>on the Woodbury County Information and Communication Commission<br>for 2015  | Action |
| <b>4:40 p.m.</b><br>(Set time) | 9. Board Administration/Public Bidder – Karen James  |        |
| <b>4:42 p.m.</b><br>(Set time) | a. Public Hearing and Sale of Property Parcel #128595 (aka 1201 W. 3rd Street)   | Action |
|                                | b. Public Hearing and Sale of Property Parcel #365370 (aka 1930 Riverside Blvd.)   | Action |
|                                | c. Approval of Resolution for Notice of Property Sale Parcel #475410   | Action |
|                                | d. Approval of Resolution for Notice of Property Sale Parcel #334080   | Action |
|                                | e. Approval of Resolution for Notice of Property Sale Parcel #511590   | Action |
|                                | f. Approval of Resolution for a Tax Abatement for Iglesia Cristiana Fe Y Poder<br>Inc.   | Action |
|                                | 10. Conservation Department – Rick Schneider   |        |
|                                | Request for Conservation Board to proceed with issuing a Request For Proposals<br>to supply the Conservation Board with turnkey installation of a photovoltaic solar<br>facility within two county parks.  | Action |
|                                | 11. Secondary Roads – Mark Nabra   |        |
|                                | a. Consideration and approval of a consultant services contract for surveying and<br>platting right of way necessary for 250 <sup>th</sup> Street grading for paving   | Action |
|                                | b. Consideration of the permit for work within the Highway Right of Way for ditch<br>Cleaning for Hunt Farms of Salix, IA. Larry Etler, Tile line will be located in<br>Sections 6 of Willow Township on 290 <sup>th</sup> Street  | Action |
|                                | c. Consider resolution to place a seasonal embargo on 250 <sup>th</sup> Street, County Route<br>D51 in Section 20 and 21 of Miller Township  | Action |
|                                | 12. Board of Supervisors – Jeremy Taylor   |        |
|                                | a. The Housing of Contracts in Auditor's Office and Public Accessibility   | Action |
|                                | 13. Board of Supervisors – Mark Monson   |        |
|                                | a. Be it resolved that Woodbury County supports the Sergeant Bluff<br>Dogwood Trail project. The County will initiate the process for amending<br>The Liberty Park Urban Renewal Area to include the Sergeant Bluff project.   | Action |
|                                | b. Be it resolved that Woodbury County staff be directed to work with McClure<br>Engineering, Bob Josten of Dorsey and Whitney Law Firm, the City of<br>Sergeant Bluff and others to initiate the process for amending the Liberty Park<br>Urban Renewal Area to add property on which the City's Dogwood Trail<br>Project will be constructed. This would make it possible for the County to make<br>Tax increment revenues from the Urban Renewal Area available to the City<br>For the project, including determining the most appropriate means for the County<br>To borrow funds for the project. | Action |
|                                | c. The Board will approve the process of updating elevators to include engineering<br>development of an RFP and bringing the RFP back for Board approval to move<br>forward with the bidding process.  | Action |

- |  |             |
|--|-------------|
| 14. Rural Economic Development – David Gleiser   |             |
| a. Request for Board to consider a motion to approve the loan application for Ultimate Fitness, Inc. in the amount of \$60,000 on a five year fixed term of 2%   | Action      |
| b. Request for Board to consider a motion to approve the loan application for Countrymand Financial Group, LLC. In the amount of \$35,000 on a five Year fixed term at 2%  | Action      |
| c. Request for Board to consider a motion to approve the participation of Woodbury County in the Iowa Board of Regents Innovation Fund grant Application being submitted the Iowa Small Business Development Center At Western Iowa Tech Community College and provide a \$500 match | Action      |
| 15. Planning/Zoning – John Pylelo  |             |
| a. Public hearing and Third Reading of an amendment to Woodbury County's Zoning Ordinance Mapping Re: the Rezoning of a 7.57 acre portion of GIS #884633200008 for James L. and Monica M. Young  | Action      |
| b. The adoption of Ordinance #36 for the amendment of Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 acre portion of GIS #884633200008 for James L. and Monica M. Young   | Action      |
| 16. Authorize Sheriff to retain counsel for pending litigation   | Action      |
| 17. Reports on committee meetings  | Information |
| 18. Citizen's Concerns   | Information |
| 19. Board Concerns and Comments  | Information |

## ADJOURNMENT

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

<b>WEDNESDAY, APRIL 1</b>	<b>12:00 noon</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>MONDAY, APRIL 6</b>	<b>6:00 p.m.</b>	Board of Adjustment meeting, Board of Supervisors' Chambers
<b>TUESDAY, APRIL 7</b>	<b>4:00 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WEDNESDAY, APRIL 8</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, Board of Supervisors' Chambers
<b>THURSDAY, APRIL 9</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 1122 Pierce St, Sioux City
	<b>4:15 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
	<b>7:00 p.m.</b>	Siouxland Mental Health Center, Board Meeting, 625 Court Street
<b>TUESDAY, APRIL 14</b>	<b>10:00 a.m.</b>	Senior Center Board of Directors Meeting, 313 Cook Street
<b>WEDNESDAY, APRIL 15</b>	<b>6:30 p.m.</b>	Woodbury County Solid Waste Agency (Sanitary Landfill) Executive Committee Meeting, Public Safety Center, Climbing Hill
<b>TUESDAY, APRIL 21</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>WEDNESDAY, APRIL 22</b>	<b>12:00 noon</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202, Sioux City, Iowa
<b>THURSDAY, APRIL 23</b>	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St., Sioux City, Iowa
<b>MONDAY, APRIL 27</b>	<b>6:00 p.m.</b>	Zoning Commission Meeting, Board of Supervisors' Chambers
	<b>7:30 p.m.</b>	Fair Board Meeting, Woodbury County Fair Office, Fairgrounds, Merville, Iowa.
<b>TUESDAY, APRIL 28</b>	<b>1:30 p.m.</b>	Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
<b>MONDAY, MAY 4</b>	<b>6:00 p.m.</b>	Board of Adjustment meeting, Board of Supervisors' Chambers
<b>TUESDAY, MAY 5</b>	<b>4:00 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WEDNESDAY, MAY 6</b>	<b>12:00 noon</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>THURSDAY, MAY 7</b>	<b>5:00 p.m.</b>	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.

**MARCH 24, 2015 — THIRTEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, March 24, 2015 at 4:30 p.m. Board members present were Clausen, Ung, Monson, Taylor, and Smith. Staff members present were Karen James, Board Administrator, Dennis Butler, Finance/Operations Controller, Joshua Widman, Assistant County Attorney, Ed Gilliland, Human Resources Director, Gloria Mollet, Assistant Human Resources Director and Patrick Gill, Auditor/Clerk to the Board.

1. The meeting was called to order – Pledge of Allegiance to the Flag – Moment of Silence.
2. Citizen concerns.
3. Motion by Taylor second by Clausen to approve the Agenda for March 24. Carried 5-0. Copy filed.
4. Motion by Taylor second by Ung to approve the minutes of the March 17, 2015 Board meeting. Carried 5-0. Copy filed.
5. Motion by Clausen second by Taylor to approve the county's claims totaling \$324,829.46. Carried 5-0. Copy filed.
6. Motion by Smith second by Clausen to approve the reclassification of Abby Riesberg, Motor Vehicle Clerk II, County Treasurer Dept., effective 4-3-15, \$16.43/hour, 4.9%=\$.78/hour, per AFSCME Courthouse contract agreement, from Grade 3/Step 2 to Grade 3/Step 3; the reclassification of Richard Bryce, Maintenance Technician, Building Services Dept., effective 4-5-15, \$20.72/hour, 10.5%=\$1.97/hour, per AFSCME Courthouse contract agreement, from Grade 4/Step 4 to Grade 4/Step 5; the reclassification of Andrew Britton, Part-time Youth Worker, Juvenile Detention Dept., effective 4-9-15, \$17.86/hour, 3.8%=\$.67/hour, per AFSCME Juvenile Detention contract agreement, from Grade 1/Step 1 to Grade 1/Step 2. Carried 5-0. Copy filed.
7. Motion by Monson second by Ung to approve and award the bid for maintenance culvert 2015 to Contech, Ankey, Iowa, in the amount of \$70,996.33, per recommendation of County Engineer Mark Nahra. Carried 5-0. Copy filed.
11. Motion by Clausen second by Taylor to accept the Woodbury County Envision 2050 project document from McClure Engineering. Carried 5-0. Copy filed.
- 8a. A public hearing was held at 4:40 p.m. for the sale of property parcel #026565 (1117 Douglas Street, Sioux City). The Chairperson called on anyone wishing to be heard.

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

Robert Corey and Midtown Holdings offered bids on the Parcel.

Motion by Clausen second by Taylor to approve and authorize the Chairperson to sign a Resolution for the sale of this parcel to Robert Corey, 1115 Douglas Street, Sioux City, for real estate parcel #026565 (1117 Douglas Street, Sioux City) for \$3,500.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUNTY, IOWA  
RESOLUTION #12,145**

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

**By Robert D Corey and Marlene E Corey** in the sum of **Three Thousand Five Hundred Dollars & 00/100 (\$3,500.00)**-----dollars.

For the following described real estate, To Wit:

**Parcel #026565**

**Lot Twelve and all of Lot Eleven, except the South Ten Feet thereof, all in Block Sixty-three, Sioux City East Addition, Woodbury County, Iowa (1117 Douglas Street)**

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

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

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

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

**SO DATED** this 24<sup>th</sup> Day of March, 2015.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 8b. Motion by Clausen second by Taylor to approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #007080, 312 W. 6<sup>th</sup> Street, Sioux City. Carried 5-0.

**RESOLUTION #12,146  
NOTICE OF PROPERTY SALE**

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

**E 50 ft Lots 1 & 2 Block 26, Sioux City Addition, City of Sioux City in the County of Woodbury, Iowa (312 W. 6<sup>th</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **7<sup>th</sup> Day of April, 2015 at 4:40 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **7<sup>th</sup> Day of April, 2015**, 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 \$344.00** plus recording fees.

Dated this 24<sup>th</sup> Day of March, 2015.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 8c. Motion by Clausen second by Ung to approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #524265, 411 21<sup>st</sup> Street, Sioux City. Carried 5-0.

**RESOLUTION #12,147**

### NOTICE OF PROPERTY SALE

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

**The East one-half of the East one-half of Lots One and Two, Block One, Vine Place Addition to Sioux City and Woodbury County, Iowa  
(411 21<sup>st</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **7<sup>th</sup> Day of April, 2015 at 4:42 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **7<sup>th</sup> Day of April, 2015**, 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 \$513.00** plus recording fees.

Dated this 24<sup>th</sup> Day of March, 2015.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

9. Public hearing and second reading for a Zoning Ordinance Mapping amendment Re: A 7.57 acre portion of GIS parcel #884633200008 owned by James L. and Monica M. Young near the intersection of 210<sup>th</sup> St. and Eastland Ave.

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

Motion by Clausen second by Ung to approve the second reading of the zoning ordinance mapping amendment. Carried 5-0. Copy filed.

10. Motion by Monson second by Taylor to appoint Mark Monson, Woodbury County Supervisor, Dawn Snyder, Woodbury County Conservation, and Richard Pope, retired Extension employee as delegates to the Loess Hills Board. Carried 5-0. Copy filed.
- 12a. Supervisor Jeremy Taylor presented clarification that Supervisor Jaclyn Smith is the Supervisor appointed to the Health and Wellness Committee, not himself.
- 12b. Motion by Taylor second by Ung to poll County employees and spouses concerning whether they would use County provided wellness scans to determine potential costs. Carried 5-0. Copy filed.
- 12c. There was a discussion of where Woodbury County contracts and other documents are kept.
- 12d. There was a discussion on including decorum language within Woodbury County Board of Supervisors Bylaws.
13. Supervisor Ung presented his findings regarding the creation of a County Administrator. Copy filed.

County Treasurer Michael Clayton and Jeremy Ogle, Sioux City, spoke in opposition to the county administrator proposal.

14. An item on the agenda dealing with a committee appointment was removed from the agenda.

15. Motion by Taylor second by Monson to appoint a working committee to create a position description for the HR Director/County Administrator position project. Failed 1-4; Clausen, Smith, Ung and Monson opposed. Copy filed.
16. Reports on committee meetings.
17. Citizen's concerns.
18. Board concerns and comments.

The Board adjourned the regular meeting until March 31, 2015.

**WOODBURY COUNTY  
HUMAN RESOURCES DEPARTMENT**

**MEMORANDUM**

**TO:** Board of Supervisors and the Taxpayers of Woodbury County

**FROM:** Ed Gilliland, Human Resources Director  
Gloria Mollet, Human Resources Assistant Director

**RE:** Memorandum of Personnel Transactions

**DATE:** March 31, 2015

For the March 24, 2015 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) Secondary Roads Equipment Operator, End of Probation Salary Increase.
- 2) Secondary Roads Civil Engineer Intern, 6 month Salary Increase.
- 3) Sheriff's Deputy, from Class 1 to Senior Class.
- 4) Asst. County Attorney, from Step 11 to Step 12.

Thank you.

**HUMAN RESOURCES DEPARTMENT**

**MEMORANDUM OF PERSONNEL TRANSACTION**

**#6a**

**DATE:** March 31, 2015

**\* PERSONNEL ACTION CODE:**

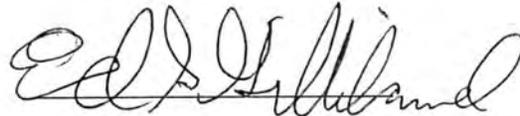
- A- Appointment
- T - Transfer
- P - Promotion
- D - Demotion
- R-Reclass
- E- End of
- S - Separ
- O - Other

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Boyle, Terry	Secondary Roads	4-06-15	Equipment Operator	\$21.35/hour	3%=\$.64/hour	E	Per CWA Secondary Roads Contract agreement, End of Probation Salary Increase.
Gaston, Cory	Secondary Roads	4-06-15	Civil Engineer Intern	\$55,000/year	5.7%=\$3,000/year	R	Per Wage Plan Matrix, 6 month Salary Increase.
Sands, Nathan	County Sheriff	4-14-15	Deputy	\$26.14/hour	6.5%=\$1.60/hour	R	Per CWA Deputy Sheriff Contract agreement, From Class 1 to Senior Class.
Hensley, Loan	County Attorney	4-16-15	Asst. County Attorney	\$86,362/year	3%=\$2,812/year	R	Per AFSCME Asst. County Attorney Contract agreement, from Step 11 to Step 12.

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

ED GILLILAND, HR DIRECTOR:



## Karen James - Sioux Rivers 28e and proposed changes.

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#6b

**From:** Ed Gilliland  
**To:** James, Karen; Satterwhite, Heather  
**Date:** 3/27/2015 3:17 PM  
**Subject:** Sioux Rivers 28e and proposed changes.  
**Attachments:** 3.24.15 Regional Governance Board Agenda and Part 1 Attachments .pdf; M507067.pdf; Service Coordinator Contract.docx; Service Coordinator Job Description.docx; 2015-01-12 Amended and signed M507811.pdf; Sioux Rivers 28E Agreement.pdf; 20150327 Proposed language changes to 28e.pdf

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The discussion centers around the content of the 28e agreement and 2 new Documents that were introduced.

We have two 28e agreements.

One is signed by George Boykin in May of 2014

One is signed by Mark Monson in January of 2015

Two diverse points of view, both in agreement on the language.

The language in the signed agreements is identical. Exception: Cherokee County chose to leave this and go to another region and leave this one behind.

Now just 2 months later we are seeing an introduction of new language to the 28e agreement.

The new language for the 28e alters the contract substantially.

The new language for 28e was introduced at the last minute and there was little or no time to discuss.

It is my job to ask questions about these changes and to bring these questions and documents to you.

There were two new documents presented for approval at the meeting:

1) A Service Coordinator Contract

2) A Service Coordinator Job Description

**these were not approved by the Governance Board.**

and then there was the

3) New Language PROPOSED for the 28e.

we believe this language to be even more concerning.

**this was not approved by the Governance Board.**

Here are some basic questions:

The duties of the Coordinators are quite different from County to County so why would there be only one job description?

Why are these (the contract and the job description) necessary in addition to the 28e?

Why would we completely abdicate the Coordinator to Sioux Rivers Region? Some percentage of the duties have to remain with the County.

Who chose the number of employees and the percentages and why were these not discussed with HR, the liaison to the Board, the Budget Analyst, or Anyone at Woodbury County?

What is this WORKING Mechanism (referred to in 1. of the **SERVICE COORDINATION CONTRACT**)? Is this not the purpose of the 28e?

It makes no sense to have these contracts in place when the 28e is to address these issues.

Sioux Rivers Region clearly should **NOT** be contracting with the coordinators directly. The contract is with the County to provide a service coordinator per the 28e agreement.

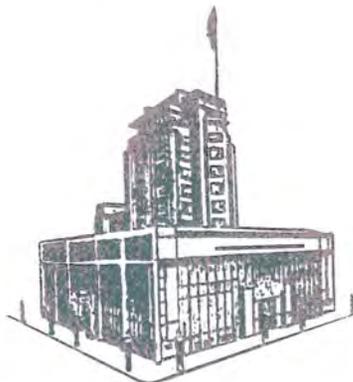
What is the real purpose of this, what is the end goal, why is this necessary outside the 28e? This is not logical, it is redundant, one part is in conflict with the other so why are we doing this?

Respectfully,

Ed G.

Edward S. Gilliland  
Director Human Resources  
Woodbury County  
620 Douglas Street, Room 701  
Sioux City, Ia 51101  
[712-279-6480](tel:712-279-6480)

**Office Of The  
AUDITOR/RECORDER  
Of Woodbury County**  
PATRICK F. GILL  
Auditor/Recorder



Court House – Rooms 103  
620 Douglas  
Sioux City, Iowa 51101



To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: March 25, 2014

Subject: Liquor License Application for White Horse Patrol Club

Please approve and receive for signature, an applicaton for a 12-month, Class A Liquor License (LA) (Private Club), with Sunday sales privileges, for the White Horse Patrol Club, 1689 Old Hwy 141, Sergeant Bluff, Iowa. The license will be effective 04/05/15 through 04/04/16.



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- Tobacco
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Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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- License
- Privileges
- Applicant
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Dram Cert
- Local Endorse
- History

## Applicant License LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

### LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

- 12 month
- 8 month
- 6 month
- 14 day
- 5 day

License Status: Submitted to Local Authority

Original issue date of license:  MM/DD/YYYY

Issue date of current license:  MM/DD/YYYY

License effective date:  MM/DD/YYYY

License expiration date:  MM/DD/YYYY

Number of days notice:

70 day notice:

Cancel date:  MM/DD/YYYY

Prev

Next

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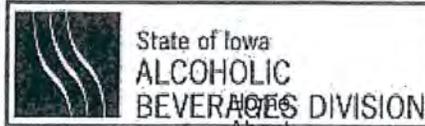


### Contact Us

Iowa Alcoholic Beverages Division  
1918 SE Hulsizer Road, Ankeny, IA 50021  
Toll Free 866.IowaABD (866.469.2223)  
Local 515.281.7400

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- > License
- > Privileges
- > Applicant
- > Status Of Business
- > Ownership
- > Criminal History
- > Premises
- > General Premises
- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

## Privileges LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class A Liquor License (LA) (Private Club). If no privileges are applicable please leave all boxes unchecked and hit the next button.

**PRIVILEGES:**

- Living Quarters
- Outdoor Service
- Sunday Sales

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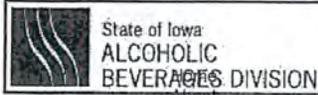


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### Applicant LA0001073, White Horse Patrol Club, Sergeant Bluff

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Corporation Name/Sole Proprietor Name/Partnership Name(s):  (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A):

Address of Premise:

Address Line 2:

City:

County:

Zip:

Business Phone:  Cell / Home Phone:

Same Address

Mailing Address:

Mailing Address Line 2:

City:  State:

Zip:

Contact Name:

Phone:  Email Address:

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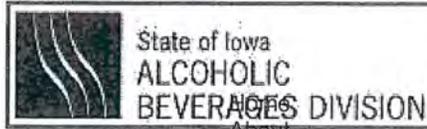


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## Status of Business LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

Indicate how the business will be operated (Choose one of the following):

<input type="radio"/> Sole Proprietorship	<input type="radio"/> Publicly Traded Corporation
<input type="radio"/> General Partnership	<input type="radio"/> Limited Liability Company
<input type="radio"/> Limited Partnership	<input type="radio"/> Municipality
<input checked="" type="radio"/> Privately-Held Corporation	<input type="radio"/> Non-Profit Association

Corporate ID Number:  Federal Employer ID#:

Federal Employer ID Applied For:

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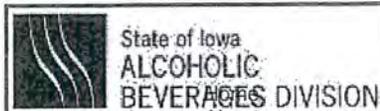


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## Ownership LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
Scott Van Eldik	109 Burdick St., Salix, IA, 51052	0.00 %	View
Wayne Peterson	3416 Weldon Ave, Sioux City, IA, 51106	0.00 %	View

1

First Name:  Last Name:

Address:

Address Line 2:

City:  State:

Zip:

Position:  SS#:  U.S. Citizen:

Date of Birth:  % of Ownership:

**Add**

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

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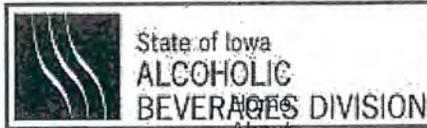


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## Criminal History LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
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No	Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
No	Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
None	If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

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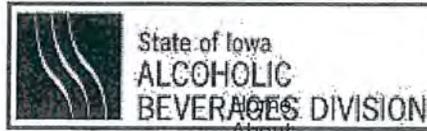


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## Premises Information LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

Has the premises configuration changed since last year?

Control of premises:

- Own
- Lease
- Other  explain:

Premises type:

Local Authority:

License City:

License County: Woodbury

City Population: 4227  
County Population: 102172

Dram Shop:

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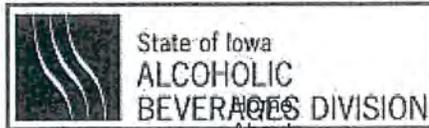


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## General Premises Information LA0001073, White Horse Patrol Club, Sergeant Bluff

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

# of Bathrooms:

# of Floors:

Equipped with tables and seats to accommodate a minimum of 25?

Are other liquor, wine or beer businesses accessible from the interior of your premises?

Veterans Organizations: Is your lodge or fraternal organization chartered by the Congress of the United States and open only 1 day a week? If no, please answer remaining questions.

Class A Liquor License "Club" Applicants Only: Is your club a non-profit corporation or association of individuals who own, lease or occupy a permanent building whose members pay regular dues and is not operated for a profit other than such profits as would accrue to the entire membership?

If yes, how many dues paying members do you have?

Does your premises conform to all local and state health, fire and building laws and regulation?

Is the capacity of your establishment over 200?

Do you charge a cover charge?

If yes, how often?

Infusing [click here for more information](#)

- I will be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage. I will mix, store, and dispense mixed drinks, cocktails or infusions which are not for immediate consumption in compliance with the requirements and restrictions provided in Iowa Code § 123.49(2)"d"(2) and 185 Iowa Administrative Code § 4.5. I understand that a failure to comply with applicable laws and rules will result in a fine, license suspension, and/or license revocation.
  - Agree  Disagree
- I will NOT be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage.

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## Applicant Signature LA0001073, White Horse Patrol Club, Sergeant Bluff

Complete the information below and click Finish to complete the application  
 Note that the license fees will only be withdrawn from accounts after the ABD approves the license.

This application must be completed by a person listed in the Ownership Section.

I hereby declare that all information contained in the Application is true and correct. I understand that misrepresentation of material facts in the Application is a crime and grounds for denial of the license or permit under Iowa law. I further understand that, as a condition of receiving a license, the licensed premises is subject to inspection during business hours by appropriate local, state and federal officials.

NOTE: The Applicant's Name must match one of the owner's names from the Ownership screen.

Owner's Signature:  Date:   
MM/DD/YYYY

Tentative effective date:  MM/DD/YYYY

Amount to be transferred from your \$ 624.00 account:

Funds will be pulled from your account 2 days after ABD approves the license. You are ready to submit the application for your license to sell alcoholic beverages in the State of Iowa. By providing the bank information requested and clicking on "finish" you are indicating that you are an owner or authorized user of the bank account listed and that you hereby authorize ABD to debit the account in the amount indicated above.

NAME ADDRESS CITY, STATE ZIP 0123  
01-23456789

DATE \_\_\_\_\_

PAY TO THE ORDER OF \_\_\_\_\_ \$

BANK NAME ADDRESS CITY, STATE ZIP

FOR \_\_\_\_\_

⑆012345678⑆ 01234567890123⑆ 0123

Bank Routing Number     Bank Account Number     Check Number

Applicant's Bank Name:

Applicant's Bank Routing Number:

Repeat Bank Routing Number:

The routing number will ALWAYS be 9 digits long. If you are unsure of your routing or account number, call your bank.

Applicant's Account Number:

Repeat Account Number:

Credit cards are not accepted. Your bank information is transferred over a secure connection and is completely confidential.

BY CLICKING ON THE "FINISH" BUTTON, I AGREE TO THE TERMS AND CONDITIONS OF USING MY BANK ACCOUNT AS A PAYMENT METHOD, WHICH ARE LISTED BELOW, AND AUTHORIZE THE STATE OF IOWA TO DEBIT MY BANK ACCOUNT FOR THE LICENSING FEE LISTED ABOVE.  
1. Bank Account Payments. By choosing to use a bank account as your payment

Please print a copy of this page for your records before clicking the "FINISH" button.

**Finish**

If you are not taken to a confirmation screen after clicking on "Finish", please see the notes at the top of the applicant signature screen to find out why the application was not submitted.

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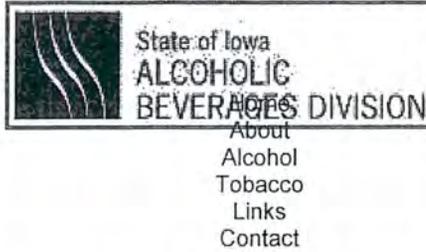


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## Dram Shop Liability Certificate of Insurance LA0001073, White Horse Patrol Club, Sergeant Bluff

Complete the information below and click **SUBMIT** to endorse this Renewal application.

POLICY INFORMATION	
Reason for re-submittal:	
This is to certify:	<i>Founders Insurance Company</i>
Policy Number:	ELIA101944
Assured:	White Horse Patrol Club
DBA:	White Horse Patrol Club
Address:	1689 Old Highway 141
Address Line 2:	
City:	Sergeant Bluff
State:	Iowa
Zip:	51007
Policy Effective Date:	04/05/2015 MM/DD/YYYY
To: <input checked="" type="radio"/>	Expiration Date: 04/05/2016 MM/DD/YYYY
Thru: <input type="radio"/>	

CHECK LIST	
<input checked="" type="checkbox"/>	Outdoor Service Endorsement
<input checked="" type="checkbox"/>	Policy Information Verified (if incorrect please contact the licensee)
Does this policy contain an annual aggregate limit provision?	Yes
If Yes, Annual aggregate limit is:	\$251,000 - \$300,000

The above-mentioned policy of insurance (hereinafter policy) contains coverage to comply with the provisions of Iowa Code section 123.92 and all regulations of the Iowa Department of Commerce, Alcoholic Beverages Division.

The policy may be canceled by the Company of the Assured giving 30 days notice in writing to the Alcoholic Beverages Division at its office, Ankeny, Iowa. The 30 days notice will commence from the date notice is actually received by the division.

Whenever requested by the division, the company agrees to furnish to the division a duplicate original of the policy and all pertinent endorsements.

Signature:  Date: 03/24/2015 MM/DD/YYYY

**Submit**

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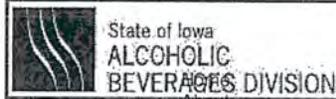


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License has been endorsed.

### Local Authority Endorsement LA0001073, White Horse Patrol Club, Sergeant Bluff

Complete the information below and click SUBMIT to endorse the Renewal.

**LICENSE INFORMATION**

Local Authority:

Daytime Phone for Local Authority:

License Approved  
 License Denied Reason For Denial:   
 License Timely Filed Reason For Timely Filing:

Effective Date:  Expiration Date:

**CHECK LIST**

Fire inspection completed: Yes  No

Health inspection completed: Yes  No

Was a DCI background check run: Yes  No

Fee Amount: \$624.00  
Local Authority Share: \$260.00

**COMMENTS**

Signature:  Date:  MM/DD/YYYY

**Submit**

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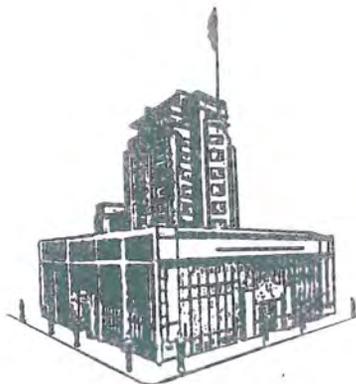
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Office Of The  
AUDITOR/RECORDER  
Of Woodbury County

PATRICK F. GILL  
Auditor/Recorder



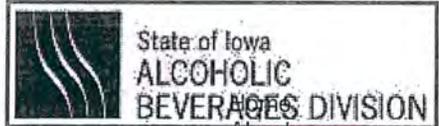
To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: March 25, 2015

Subject: Liquor License Application for the Sloan Golf Course, Sloan, Iowa.

Please approve and receive for signature, an applicaton for a 6-month, Class C Liquor License (LC) (Commercial), with Outdoor Service and Sunday sales privileges, for the Sloan Golf, Sloan, Iowa. The license would be effective 05/20/15 through 11/19/16.



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## Applicant License LC\_V\_56976, Foot Wedge Lounge, Sloan

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

### LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

- 12 month
- 8 month
- 6 month
- 14 day
- 5 day

License Status: Submitted to Local Authority

Original issue date of license:  MM/DD/YYYY

Issue date of current license:  MM/DD/YYYY

License effective date:  MM/DD/YYYY

License expiration date:  MM/DD/YYYY

Number of days notice:

70 day notice:

Cancel date:  MM/DD/YYYY

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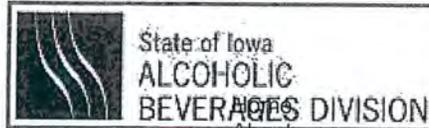


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## Privileges **LC\_V\_56976, Foot Wedge Lounge, Sloan**

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class C Liquor License (LC) (Commercial). If no privileges are applicable please leave all boxes unchecked and hit the next button.

**PRIVILEGES:**

- Brew Pub
- Catering Privilege
- Class B Native Wine Permit
- Class B Wine Permit (Carryout Wine - Includes Native Wine)
- High Proof Brew Pub
- Living Quarters
- Outdoor Service
- Sunday Sales

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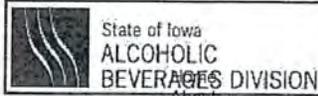


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### Applicant LC\_V\_56976, Foot Wedge Lounge, Sloan

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Sloan Community Recreation (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Foot Wedge Lounge

Address of Premise: 3212 Old Highway 75

Address Line 2:

City: Sloan

County: Woodbury

Zip: 51055

Business Phone: (712) 251-6124 Cell / Home Phone: (712) 490-7034

Same Address

Mailing Address: PO Box 425

Mailing Address Line 2:

City: Sloan State: Iowa

Zip: 51055

Contact Name: Jake Goodin

Phone: (712) 490-7034 Email Address: jake.goodin@goodinins.com

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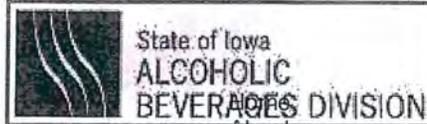


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## Status of Business LC\_V\_56976, Foot Wedge Lounge, Sloan

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Indicate how the business will be operated (Choose one of the following):

<input type="radio"/> Sole Proprietorship	<input type="radio"/> Publicly Traded Corporation
<input type="radio"/> General Partnership	<input type="radio"/> Limited Liability Company
<input type="radio"/> Limited Partnership	<input type="radio"/> Municipality
<input checked="" type="radio"/> Privately-Held Corporation	

Corporate ID Number:  Federal Employer ID#:

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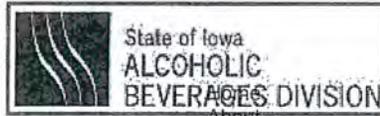


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Iowa Alcoholic Beverages Division  
1918 SE Hulsizer Road, Ankeny, IA 50021  
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Local 515.281.7400

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## Ownership **LC\_V\_56976, Foot Wedge Lounge, Sloan**

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
Jacob Goodin	1369 220th St, Sergeant Bluff, IA, 51054	0.00 %	<a href="#">View</a>

1

First Name:	<input type="text"/>	Last Name:	<input type="text"/>
Address:	<input type="text"/>		
Address Line 2:	<input type="text"/>		
City:	<input type="text"/>	State:	<input type="text" value="Please Select"/>
Zip:	<input type="text"/>		
Position:	<input type="text"/>	SS#:	<input type="text"/>
Date of Birth:	<input type="text" value="MM/DD/YYYY"/>	% of Ownership:	<input type="text"/>
		U.S. Citizen:	<input type="text" value="Please Select"/>
<input type="button" value="Add"/>			

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

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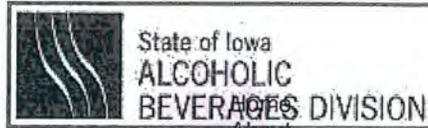


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- > Dram Cert
- > Local Endorse
- > History

## Criminal History LC\_V\_56976, Foot Wedge Lounge, Sloan

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

No <input type="button" value="v"/>	Have you ever been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
No <input type="button" value="v"/>	Have any of the owners listed in the ownership screen ever been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
None <input type="button" value="v"/>	If no arrests, indictments, summons or convictions are applicable select "NONE".

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Next

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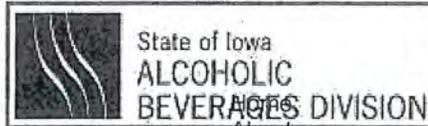


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## Premises Information LC\_V\_56976, Foot Wedge Lounge, Sloan

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

**Control of premises:**

Own

Lease

Other  explain:

Submit a signed copy of the lease/rental agreement for the license period or signed final sales contract or warranty deed to your local authority.

Submit a sketch to the Local Authority on 8 1/2 x 11' white paper of the proposed premises showing all areas under the control or lease of the Applicant. Include all floors where alcoholic beverages will be sold, served, consumed and stored. Indicate all entrances and exits, location of bar, back bar, and bathrooms. Please provide a separate sketch for each floor. If Applicant has Outdoor Service Area Privilege, please include in the sketch it's relationship to the licensed premises.

Boat Applicants Only: Submit a sketch to the Local Authority on 8 1/2 x 11' white paper of the proposed premises showing all areas under the control or lease of the Applicant. Include all decks where alcoholic beverages will be sold, served, consumed and stored. Indicate all entrances and exits, location of bar, back bar, bathrooms and where licenses will be displayed. Please provide a separate sketch for each deck. A separate sketch is required for each boat.

Premises type:

Local Authority:

License City:

License County:

City Population: 973  
 County Population: 102172

Dram Shop:

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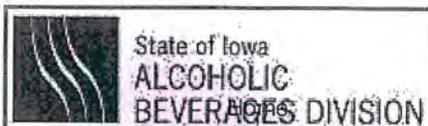


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## General Premises Information LC\_V\_56976, Foot Wedge Lounge, Sloan

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

# of Bathrooms:

# of Floors:

Equipped with tables and seats to accommodate a minimum of 25?

Are other liquor, wine or beer businesses accessible from the interior of your premises?

Does your premises conform to all local and state health, fire and building laws and regulation?

Is the capacity of your establishment over 200?

Do you charge a cover charge?

If yes, how often?

Infusing [click here for more information](#)

- I will be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage.  
I will mix, store, and dispense mixed drinks, cocktails or infusions which are not for immediate consumption in compliance with the requirements and restrictions provided in Iowa Code § 123.49(2)"d"(2) and 185 Iowa Administrative Code § 4.5.  
I understand that a failure to comply with applicable laws and rules will result in a fine, license suspension, and/or license revocation.
- Agree  Disagree
- I will NOT be mixing and storing mixed drinks, cocktails, or infusions prior to a customer placing an order for the beverage.

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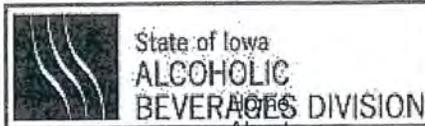
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## Applicant Signature LC\_V\_56976, Foot Wedge Lounge, Sloan

Complete the information below and click Finish to complete the application  
 Note that the license fees will only be withdrawn from accounts after the ABD approves the license.

This application must be completed by a person listed in the Ownership Section.

I hereby declare that all information contained in the Application is true and correct. I understand that misrepresentation of material facts in the Application is a crime and grounds for denial of the license or permit under Iowa law. I further understand that, as a condition of receiving a license, the licensed premises is subject to inspection during business hours by appropriate local, state and federal officials.

NOTE: The Applicant's Name must match one of the owner's names from the Ownership screen.

Owner's Signature:  Date:   
 MM/DD/YYYY

Tentative effective date:  MM/DD/YYYY

Amount to be transferred from your account: \$ 624.00

Funds will be pulled from your account 2 days after ABD approves the license. You are ready to submit the application for your license to sell alcoholic beverages in the State of Iowa. By providing the bank information requested and clicking on "finish" you are indicating that you are an owner or authorized user of the bank account listed and that you hereby authorize ABD to debit the account in the amount indicated above.

NAME	0123
ADDRESS	01-23456789
CITY, STATE ZIP	
DATE	
PAY TO THE ORDER OF	\$ <input type="text"/>
BANK NAME	DOLLARS
ADDRESS	
CITY, STATE ZIP	
FOR	
@0123456789 01234567890123 0123	

Bank Routing Number      Bank Account Number      Check Number

Applicant's Bank Name:

Applicant's Bank Routing Number:

Repeat Bank Routing Number:

The routing number will ALWAYS be 9 digits long. If you are unsure of your routing or account number, call your bank.

Applicant's Account Number:

Repeat Account Number:

Credit cards are not accepted. Your bank information is transferred over a secure connection and is completely confidential.

BY CLICKING ON THE "FINISH" BUTTON, I AGREE TO THE TERMS AND CONDITIONS OF USING MY BANK ACCOUNT AS A PAYMENT METHOD, WHICH ARE LISTED BELOW, AND AUTHORIZE THE STATE OF IOWA TO DEBIT MY BANK ACCOUNT FOR THE LICENSING FEE LISTED ABOVE.  
1 Bank Account Payments. By choosing to use a bank account as your payment

Please print a copy of this page for your records before clicking the "FINISH" button.

[Print Notary Form](#)

[Finish](#)

If you are not taken to a confirmation screen after clicking on "Finish", please see the notes at the top of the applicant signature screen to find out why the application was not submitted.

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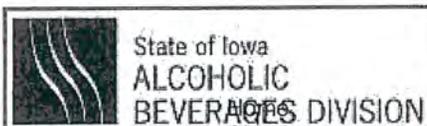


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## Dram Shop Liability Certificate of Insurance LC\_V\_56976, Foot Wedge Lounge, Sloan

Complete the information below and click SUBMIT to endorse this New application.

POLICY INFORMATION	
Reason for re-submittal:	
This is to certify:	<i>Illinois Casualty Co</i>
Policy Number:	LL99491
Assured:	Sloan Community Recreation Corp
DBA:	Foot Wedge Lounge
Address:	3212 Old Highway 75
Address Line 2:	
City:	Sloan
State:	Iowa
	Zip: 51055
Policy Effective Date:	03/31/2015 MM/DD/YYYY
To: <input type="radio"/>	Expiration Date: 11/29/2015
Thru: <input checked="" type="radio"/>	MM/DD/YYYY

CHECK LIST	
<input checked="" type="checkbox"/>	Outdoor Service Endorsement
<input checked="" type="checkbox"/>	Policy Information Verified (if incorrect please contact the licensee)
Does this policy contain an annual aggregate limit provision?	No
If Yes, Annual aggregate limit is:	\$500,000 +

The above-mentioned policy of insurance (hereinafter policy) contains coverage to comply with the provisions of Iowa Code section 123.92 and all regulations of the Iowa Department of Commerce, Alcoholic Beverages Division.

The policy may be canceled by the Company of the Assured giving 30 days notice in writing to the Alcoholic Beverages Division at its office, Ankeny, Iowa. The 30 days notice will commence from the date notice is actually received by the division.

Whenever requested by the division, the company agrees to furnish to the division a duplicate original of the policy and all pertinent endorsements.

Signature:  Date: 03/24/2015 MM/DD/YYYY

**Submit**

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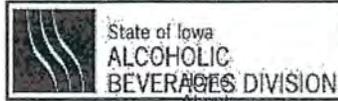


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License has been endorsed.

### Local Authority Endorsement LC\_V\_56976, Foot Wedge Lounge, Sloan

Complete the information below and click SUBMIT to endorse the New.

**LICENSE INFORMATION**

Local Authority:

Daytime Phone for Local Authority:

License Approved  
 License Denied

Reason For Denial:

Outdoor Service Area Approved  
 Outdoor Service Area Denied

Effective Date:

**CHECK LIST**

Sketch on file  
 Lease, Final Sales Contract or Warranty Deed on file  
 Premise's address correct  
 Notarized statement on file  
 Premise zoned properly

Fire inspection completed: Yes  No

Health inspection completed: Yes  No

Was a DCI background check run: Yes  No

Previous license number for this location:

Fee Amount: \$624.00  
 Local Authority Share: \$260.00

**COMMENTS**

Signature:  Date:  MM/DD/YYYY

**Submit**

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**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RECORD**

# 8

Date: March 25, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: John Malloy, WCICC-IT, Joshua Widman, Assistant County Attorney

SUBJECT: Designation of Members on the Woodbury County Information and Communication Commission (WCICC)

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:**

1. Approval of Resolution Designating the Citizen Representative on the Woodbury County Information and Communication Commission
2. Approval of Resolution Designating the Board of Supervisors Members on the Woodbury County Information and Communication Commission for 2015

**EXECUTIVE SUMMARY:** The attached resolutions formally designate the Citizen Representative and Board of Supervisors members of the Woodbury County Information and Communication Commission ("WCICC").

**BACKGROUND:** The formal resolutions to designate the members are required by the 28E agreement between Sioux City and Woodbury County that created the WCICC.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** The BOS should approve resolutions designating the WCICC members.

**ACTION REQUIRED:** Approval of two resolutions.

*Approved by Board of Supervisors March 3, 2015.*

RESOLUTION # \_\_\_\_\_

**A RESOLUTION DESIGNATING THE BOARD OF SUPERVISORS MEMBERS OF THE  
WOODBURY COUNTY INFORMATION AND COMMUNICATION COMMISSION FOR 2015**

**WHEREAS** Woodbury County, Iowa has previously entered into an intergovernmental agreement with Sioux City, Iowa pursuant to Chapter 28E of the Code of Iowa to form the Woodbury County Information and Communication Commission; and

**WHEREAS** said 28E agreement provides that two members from the Woodbury County Board of Supervisors shall serve on the Commission; and

**WHEREAS** said 28E agreement provides that the Board of Supervisors members shall be designated by resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa that **Jackie Smith** and **Matthew Ung** are hereby designated as the Board of Supervisors members of the Woodbury County Information and Communication Commission for 2015.

Dated March 31, 2015.

---

Mark Monson  
Chair, Woodbury County Board of Supervisors

ATTEST:

---

Patrick Gill  
County Auditor

RESOLUTION # \_\_\_\_\_

**A RESOLUTION APPROVING THE SELECTION OF THE CITIZEN REPRESENTATIVE ON THE  
WOODBURY COUNTY INFORMATION AND COMMUNICATION COMMISSION**

**WHEREAS** Woodbury County, Iowa has previously entered into an intergovernmental agreement with Sioux City, Iowa pursuant to Chapter 28E of the Code of Iowa to form the Woodbury County Information and Communication Commission; and

**WHEREAS** said 28E agreement provides that a Citizen Representative selected by Commission members shall serve on the commission subject to approval by the Woodbury County Board of Supervisors and the Sioux City City Council; and

**WHEREAS** the four City and County Commission members have selected Jeff Sypersma as the Citizen Representative on the Woodbury County Information and Communication Commission; and

**WHEREAS** Jeff Sypersma is currently serving his second three year term as the Citizen Representative on the Woodbury County Information and Communication Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa that the selection of Jeff Sypersma as Citizen Representative on the Woodbury County Information and Communication Commission is hereby ratified and approved pursuant to the terms of the aforementioned 28E agreement.

Dated March 31, 2015.

\_\_\_\_\_  
Mark Monson  
Chair, Woodbury County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Patrick Gill  
County Auditor

## RESOLUTION #

#9a

### NOTICE OF PROPERTY SALE

**Parcel #128595**

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

**Lot 14, except the N 81 ft thereof, and except a grant to owners of other portions of said Lot to use of sewer line which passes through Lot 14 to the main sewer line on West Third Street, which grant provides that if in the future a sewer line is laid on Myrtle Street past any portion of the front lot line, the grantees agree to relinquish at such time all rights over that port of Lot 14 South of grantees established South lot line, in Block 3, Sioux City Davis Addition, in the County of Woodbury and State of Iowa  
(1201 W. 3<sup>rd</sup> Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **31<sup>st</sup> Day of March, 2015 at 4:40 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **31<sup>st</sup> Day of March, 2015**, 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 \$188.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 17<sup>th</sup> Day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

REQUEST FOR MINIMUM BID

Name: Donna Johnson Date: 4/9/14

Address: 313 Myrtle St. Phone: 253-8105

Address or approximate address/location of property interested in:

1201 W. 3rd St.

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

Legal Description:

S. 74 ft Lot 14 Block 3 Sioux City Davis Addition

Tax Sale #/Date: 00914/2012 Parcel # 128595

Tax Deeded to Woodbury County on: ~~00914/2012~~

Current Assessed Value: Land \$4,600 Building - Total \$4,600

Approximate Delinquent Real Estate Taxes: \$1,032

Approximate Delinquent Special Assessment Taxes: \$16,433.00 } 17,578.00

\*Cost of Services: \_\_\_\_\_

Inspection to: George Boykin Date: \_\_\_\_\_

Minimum Bid Set by Supervisor: 150.00

Date and Time Set for Auction: \_\_\_\_\_

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

Date Created: 3/11/2015



Overview



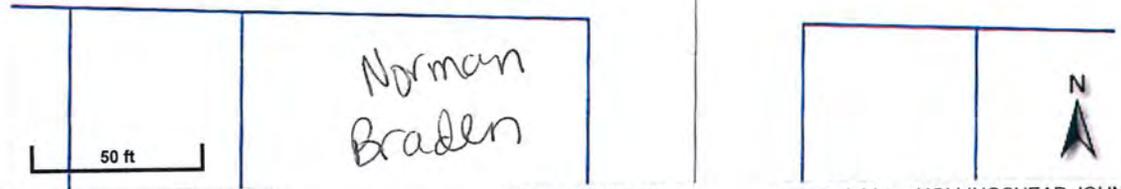
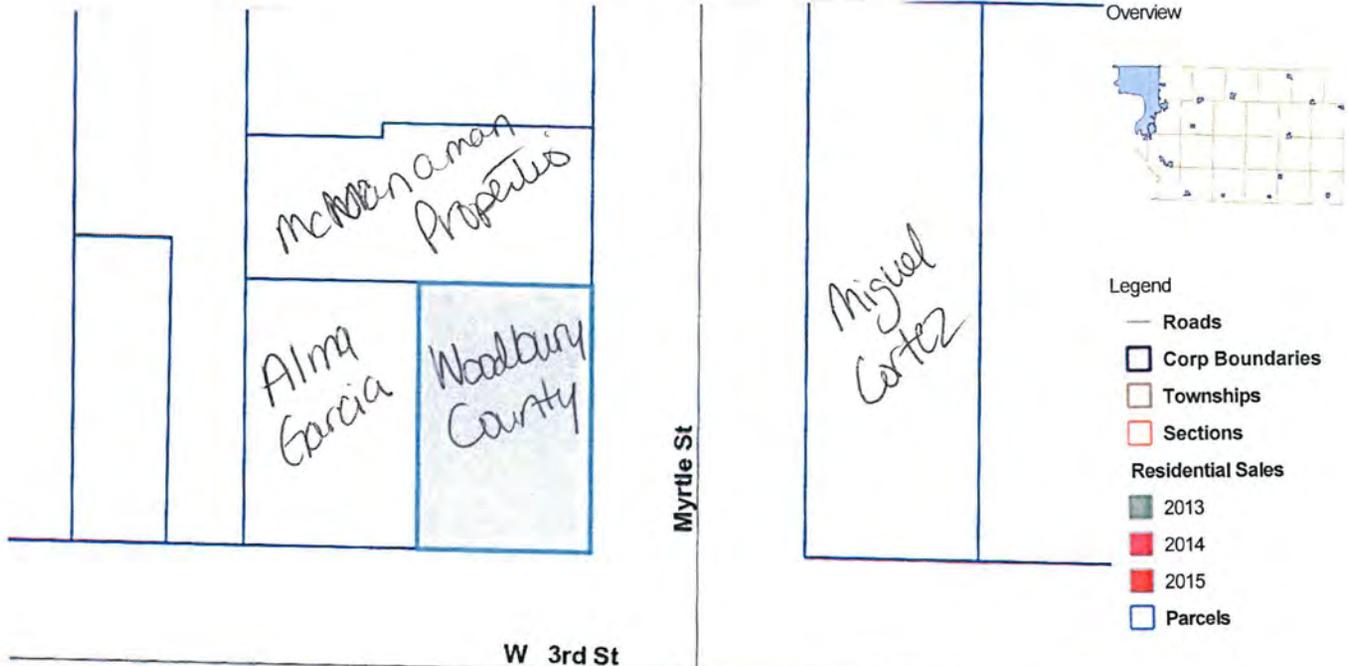
Legend

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

<b>Parcel ID</b>	894729181023	<b>Alternate ID</b>	128595	<b>Owner Address</b>	HOLLINGSHEAD JOHN
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		1205 N GRANT RD
<b>Property Address</b>	1201 W 3RD ST	<b>Acreage</b>	n/a		CARROLL, IA 51401
	SIOUX CITY				
<b>District</b>	087 SC LL SIOUX CITY COMM				
<b>Brief Tax Description</b>	SIOUX CITY DAVIS				
	S 74 FT LOT 14 BLK 3				
	(Note: Not to be used on legal documents)				

Last Data Upload: 3/11/2015 10:14:35 AM

Date Created: 3/11/2015



<b>Parcel ID</b>	894729181023	<b>Alternate ID</b>	128595	<b>Owner Address</b>	HOLLINGSHEAD JOHN
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		1205 N GRANT RD
<b>Property Address</b>	1201 W 3RD ST	<b>Acreage</b>	n/a		CARROLL, IA 51401
	SIOUX CITY				
<b>District</b>	087 SC LL SIOUX CITY COMM				
<b>Brief Tax Description</b>	SIOUX CITY DAVIS				
	S 74 FT LOT 14 BLK 3				
	(Note: Not to be used on legal documents)				
	Last Data Upload: 3/11/2015 10:14:35 AM				

**RESOLUTION #**  
**NOTICE OF PROPERTY SALE**

**#96**

**Parcel #365370**

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

**Lot 8 and Lot 9, Except the North 21 feet of Lot 9, all in Block 2, North Riverside Addition, City of Sioux City (1930 Riverside Blvd.)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on the **31<sup>st</sup> Day of March, 2015 at 4:42 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **31<sup>st</sup> Day of March, 2015**, 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 \$341.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 17<sup>th</sup> Day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

REQUEST FOR MINIMUM BID

Name: DON JOLIN Date: 8/4/14

Address: 2002 W. 5<sup>th</sup> St. Phone: \_\_\_\_\_

Address or approximate address/location of property interested in:  
1930 Riverside Blvd.

GIS# 894823253005

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

Legal Description:

Lot 8 and Ex North 21 feet Lot 9 Block 2 North Riverside Addition

Tax Sale #/Date: 01006 / 2011 Parcel # \_\_\_\_\_

Tax Deeded to Woodbury County on: \_\_\_\_\_

Current Assessed Value: Land \$14,100 Building — Total \$14,100

Approximate Delinquent Real Estate Taxes: \$3047.00 ~~\$21,385.00~~

Approximate Delinquent Special Assessment Taxes: \$18,010.00

\*Cost of Services: \_\_\_\_\_

Inspection to: George Baykin Date: \_\_\_\_\_

Minimum Bid Set by Supervisor: \$200.00

Date and Time Set for Auction: \_\_\_\_\_

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

Date Created: 4/8/2014



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Residential Sales**
- 2011
- 2012
- 2013
- Parcels

**Parcel ID** 894823253005  
**Sec/Twp/Rng** 0-0-0  
**Property Address** 1930 RIVERSIDE BLVD  
SIOUX CITY

**Alternate ID** 365370  
**Class** R  
**Acreage** n/a

**Owner Address** COTTRELL BRIAN S  
COTTRELL VICKY K  
1930 RIVERSIDE BLVD  
MAIL RETURNED

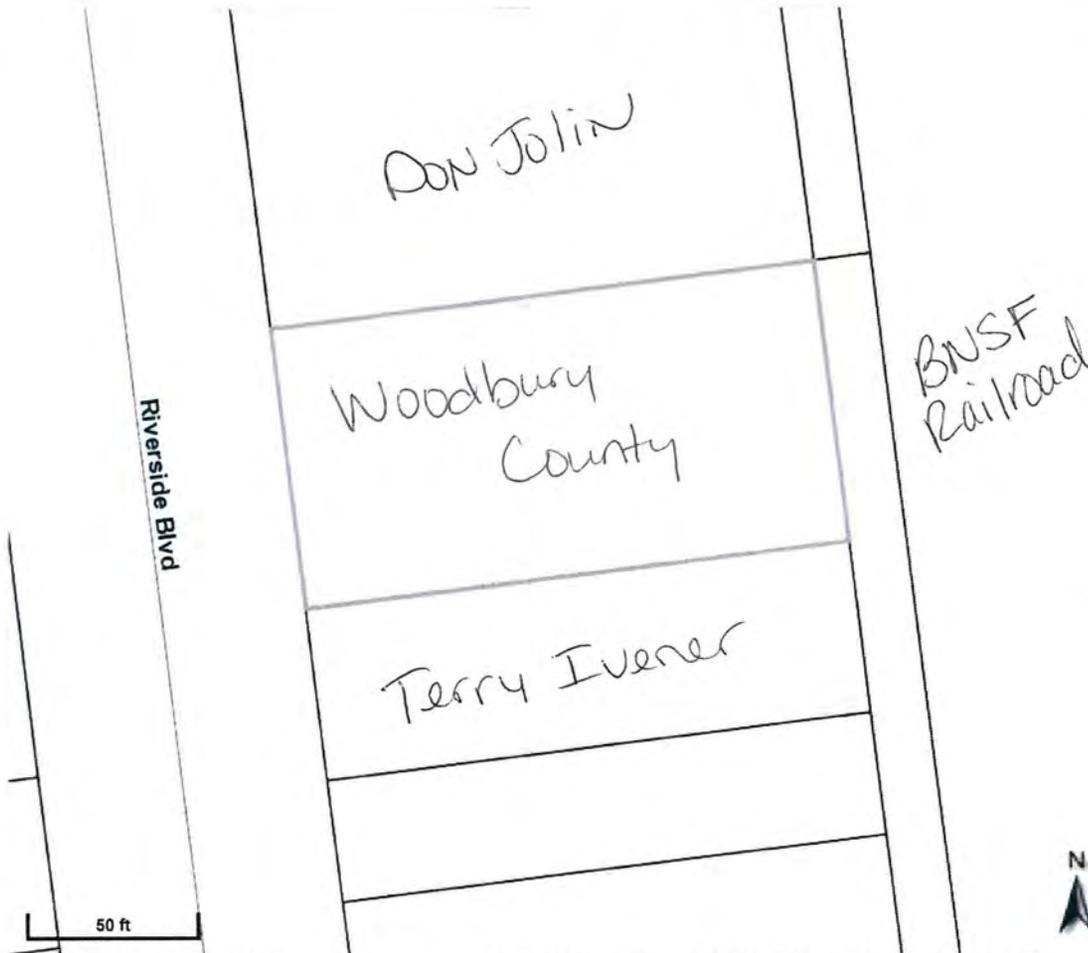
**District** 087 SC LL SIOUX CITY COMM  
**Brief Tax Description** NORTH RIVERSIDE  
LOT 8 & EX N 21 FT L  
OT 9 BLK 2  
*(Note: Not to be used on legal documents)*

Last Data Upload: 4/8/2014 7:17:20 AM

# Woodbury County, IA / Sioux City



Date Created: 3/13/2015



Overview



Legend

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

Parcel ID 894823253005

Sec/Twp/Rng 0-0-0

Property Address 1930 RIVERSIDE BLVD  
SIOUX CITY

District 087 SC LL SIOUX CITY COMM

Brief Tax Description NORTH RIVERSIDE  
LOT 8 & EX N 21 FT L  
OT 9 BLK 2

(Note: Not to be used on legal documents)

Alternate ID 365370

Class R

Acreage n/a

Owner Address WOODBURY COUNTY

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS ST  
SIOUX CITY, IA 51101-0000

Last Data Upload: 3/13/2015 9:42:58 AM



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The Schneider Corporation  
www.schneidercorp.com

RESOLUTION #

#9C

NOTICE OF PROPERTY SALE

Parcel #475410

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

**Lot Three, Block Nine, South Smith's Villa Addition to City of Sioux City,  
Woodbury County, Iowa  
(1608 W. 6<sup>th</sup> Street)**

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on the **14<sup>th</sup> Day of April, 2015 at 4:40 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **14<sup>th</sup> Day of April, 2015**, 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 \$686.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 31<sup>st</sup> Day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

REQUEST FOR MINIMUM BID

Name: Russell Snyder Date: 6/25/14

Address: 1612 W. 6<sup>th</sup> St. Phone: 490-8033

Address or approximate address/location of property interested in:

1408 W. 6<sup>th</sup> St.

G18# 894729107008

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

Legal Description:

Lot 3 Block 9 So. Smiths Villa City of  
Sioux City, Woodbury County, Iowa

Tax Sale #/Date: 1009 6/20/11 Parcel # 475410

Tax Deeded to Woodbury County on: 3/23/2015

Current Assessed Value: Land \$5,600- Building 0 Total \$5,600-

Approximate Delinquent Real Estate Taxes: \$1500-

Approximate Delinquent Special Assessment Taxes: \$20,600-

\*Cost of Services: \$126

Inspection to: George Boykin Date: 6/25/14

Minimum Bid Set by Supervisor: \$560.00

Date and Time Set for Auction: April 14<sup>th</sup> @ 4:40 p.m.

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

Date Created: 6/25/2014



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Residential Sales**
- 2012
- 2013
- 2014
- Parcels

<b>Parcel ID</b>	894729107008	<b>Alternate ID</b>	475410	<b>Owner Address</b>	DEMARA DELORES J
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		1608 W 6TH ST
<b>Property Address</b>	1608 W 6TH ST	<b>Acreage</b>	n/a		SIOUX CITY, IA 51103-0000
	SIOUX CITY				
<b>District</b>	087 SC LL SIOUX CITY COMM				
<b>Brief Tax Description</b>	SO SMITHS VILLA				
	LOT 3 BLK 9				
	<i>(Note: Not to be used on legal documents)</i>				

Last Data Upload: 6/25/2014 8:51:35 AM

Date Created: 6/25/2014



**Parcel ID** 894729107008  
**Sec/Twp/Rng** 0-0-0  
**Property Address** 1608 W 6TH ST  
 SIOUX CITY

**Alternate ID** 475410  
**Class** R  
**Acreage** n/a

**Owner Address** DEMARA DELORES J  
 1608 W 6TH ST  
 SIOUX CITY, IA 51103-0000

**District** 087 SC LL SIOUX CITY COMM  
**Brief Tax Description** SO SMITHS VILLA  
 LOT 3 BLK 9

(Note: Not to be used on legal documents)

Last Data Upload: 6/25/2014 8:51:35 AM

#9d

**RESOLUTION #**

**NOTICE OF PROPERTY SALE**

**Parcel #334080**

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

**Lot Four in Block Ten of Lowell Addition to the City of Sioux City, Woodbury County, Iowa  
(2730 Prospect 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 **14<sup>th</sup> Day of April, 2015 at 4:42 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **14<sup>th</sup> Day of April, 2015**, 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 \$718.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 31<sup>st</sup> Day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

REQUEST FOR MINIMUM BID

Name: Jody Orr Date: 5/17/14  
Address: 252 152<sup>nd</sup> St. SSC, NE 68776 Phone: 402-494-2786

Address or approximate address/location of property interested in:  
2730 Prospect St.  
-----  
GIS# 894722127005

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

Legal Description:  
Lot 4 in Block 10 of Lowell, an Addition  
to Sioux City, Woodbury County, Iowa

Tax Sale #/Date: #1068 6/20/11 Parcel # 334080

Tax Deeded to Woodbury County on: 12/14/2014

Current Assessed Value: Land \$8,400- Building 0 Total \$8,400-

Approximate Delinquent Real Estate Taxes: \$706-

Approximate Delinquent Special Assessment Taxes: \$15,429-

\*Cost of Services: \$118-

Inspection to: George Baykin Date: 5/17/14

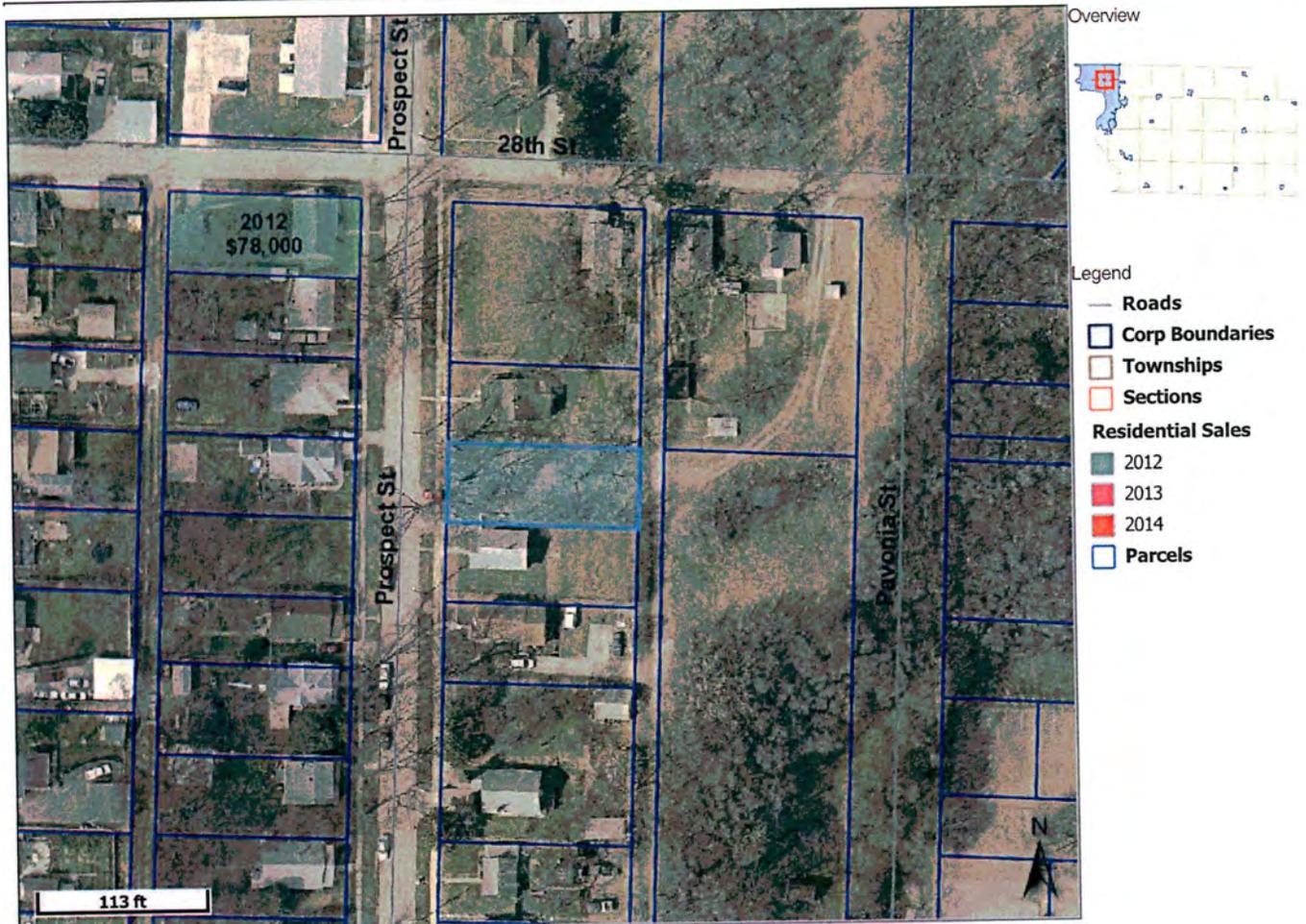
Minimum Bid Set by Supervisor: \$600.00

Date and Time Set for Auction: April 14<sup>th</sup> @ 4:42 p.m.

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

677 905

Date Created: 5/7/2014



**Parcel ID** 894722127005  
**Sec/Twp/Rng** 0-0-0  
**Property Address** 2730 PROSPECT ST  
SIOUX CITY

**Alternate ID** 334080  
**Class** R  
**Acreage** n/a

**Owner Address** STALENGER JACOB P  
STALENGER VERA MAE  
8634 ASHBURY CT  
ROSEVILLE, CA 95747-6350

**District** 137 SC LL- TETON AREA LL  
**Brief Tax Description** LOWELL  
LOT 4 BLK 10

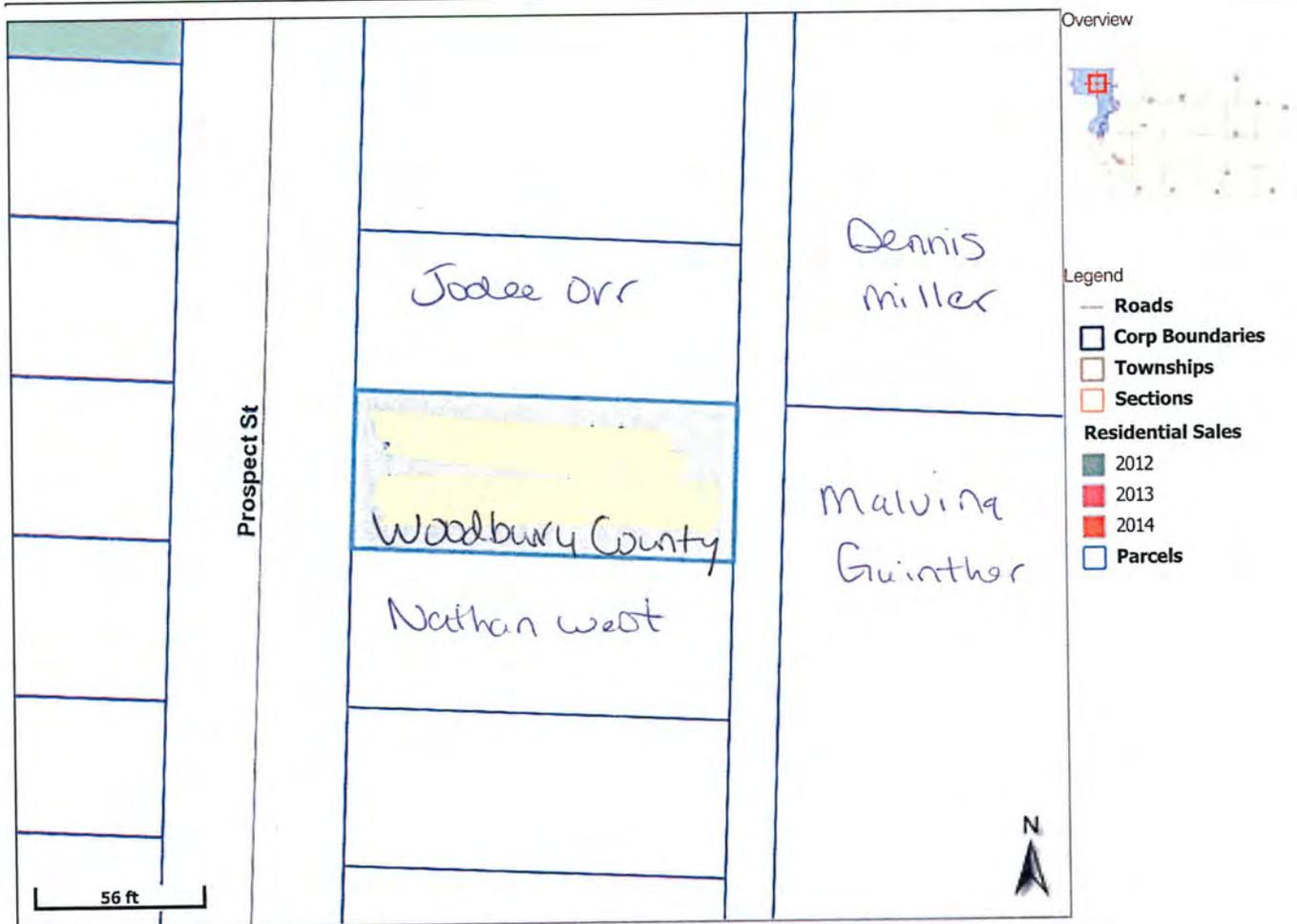
(Note: Not to be used on legal documents)

Last Data Upload: 4/29/2014 1:42:27 AM



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The Schneider Corporation  
www.schneidercorp.com

Date Created: 5/7/2014



- Legend**
- Roads
  - Corp Boundaries
  - Townships
  - Sections
- Residential Sales**
- 2012
  - 2013
  - 2014
  - Parcels

<b>Parcel ID</b>	894722127005	<b>Alternate ID</b>	334080	<b>Owner Address</b>	STALENGER JACOB P STALENGER VERA MAE 8634 ASHBURY CT ROSEVILLE, CA 95747-6350
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		
<b>Property Address</b>	2730 PROSPECT ST SIOUX CITY	<b>Acreage</b>	n/a		
<b>District</b>	137 SC LL- TETON AREA LL				
<b>Brief Tax Description</b>	LOWELL LOT 4 BLK 10 <i>(Note: Not to be used on legal documents)</i>				

Last Data Upload: 4/29/2014 1:42:27 AM

#9e

RESOLUTION #

NOTICE OF PROPERTY SALE

Parcel #511590

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

**All that part of Lots Six and Seven in Block Eight, Tredway's Addition to Sioux City, lying West of a line parallel to and distant 60 feet at right angles westerly from the southeasterly line of said Lot Seven, in said Block Eight, in the County of Woodbury and State of Iowa  
(1005 W. 6<sup>th</sup> Street)**

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on the **14<sup>th</sup> Day of April, 2015 at 4:44 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **14<sup>th</sup> Day of April, 2015**, 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 \$228.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 31<sup>st</sup> Day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

# REQUEST FOR MINIMUM BID

Name: George Naylor Date: 11-25-13  
Address: 1114 W6<sup>th</sup> St. Sioux City Phone: 251-4785

Address or approximate address/location of property interested in:

1005 W6<sup>th</sup> St.  
894729133004  
GIS PIN #  
-----

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

Legal Description:

Westerly Part Lot 4 Block 8 + Westerly Part Lot 7 Blocks  
Tredways Addition

Tax Sale #/Date: 00911/2012 Parcel # S11590

Tax Deeded to Woodbury County on: 11/16/2015

Current Assessed Value: Land 6,000 Building — Total —

Approximate Delinquent Real Estate Taxes: \$103.00

Approximate Delinquent Special Assessment Taxes: \$25,668.00

\*Cost of Services: \$103.00 <sup>\$ min bid.</sup> \$125 <sup>cost of services</sup>

Inspection to: Larry Clausen Date: 11-26-13

Minimum Bid Set by Supervisor: \$8 <sup>total: \$228</sup>

Date and Time Set for Auction: April 14<sup>th</sup> @ 4:44 p.m

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

Date Created: 11/25/2013



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales**
- 2011
- 2012
- 2013
- ▭ Parcels

<b>Parcel ID</b>	894729133004	<b>Alternate ID</b>	511590	<b>Owner Address</b>	FORD WILLIE J FORD JESSIE P
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	R		
<b>Property Address</b>	1005 W 6TH ST SIOUX CITY	<b>Acreage</b>	n/a		
<b>District</b>	087 SC LL SIOUX CITY COMM				
<b>Brief Tax Description</b>	TREDWAYS WLY PT LOT 6 BLK 8 & WLY PT LOT 7 BLK 8 <i>(Note: Not to be used on legal documents)</i>				

Last Data Upload: 11/23/2013 3:19:08 AM

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

#98

**WHEREAS**, Iglesia Fe Y Poder, Inc. is the titleholder of real estate Parcel #894721404001 located in Woodbury County, Iowa and legally described as follows:

Parcel #894721404001

Lots One (1), Two (2) and Three (3), Lawn Ridge Addition, City of Sioux City, Woodbury County, Iowa

**WHEREAS**, the above-stated property has taxes owing for the 2014-2015 tax year, and the parcel is owned by Iglesia Fe Y Poder, Inc.; and

**WHEREAS**, the organization, namely Iglesia Fe Y Poder is failing to immediately pay the taxes due; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed for the tax year 2014/2015, and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 31st day of March, 2015.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Mark A. Monson, Chairman

March 24, 2015

MAR 25 2015 PM 1:3

To whom it may concern:

This letter is to request for the Board of Directors to abate the amount of \$9,597.66 for the tax year of September 2014 to March 2015. Iglesia Cristiana Fe y Poder Inc. is a non-profit organization located at 1924 Jones St. Sioux City, IA 51104.

Sincerely,



Rosa Ana Zamora, Carlos J Browder, Pastors



Juan Carlos Leon Ramos, President

# Sioux City Assessor's Office

620 Douglas St, Rm B-02, Courthouse  
Sioux City Iowa 51101

Al Jordan, Assessor  
Connie Thoreson, Chief Deputy  
Dan Parker, Deputy

Phone (712) 279 - 6535  
FAX (712) 279 - 6482

## NOTICE TO PROPERTY OWNER AS TO THE **APPROVAL** OF REAL ESTATE TAX EXEMPTION

DATE OF NOTICE February 27, 2014

TO: Iglesia Fe Y Poder Inc  
%Ryan Ross  
613 Pierce St  
PO Box 1557  
Sioux City IA 51102-1557

You are hereby notified that the Sioux City Assessor's office on February 24, 2014 **approved** the real estate property tax exemption for the following described property:

PROPERTY ADDRESS: 1920 Jones St  
PARCEL NUMBER: 8947-21-404001  
LEGAL DESCRIPTION: (see attached legal)

You are further advised by the Sioux City Assessor's office concerning the above described property it will be **exempt as of January 1, 2014 taxes payable fiscal year 2015/2016.**

RECEIVED  
FEB 28 2014

Date 3/23/2015

Entity#: 123487011  
Name: IGLESIA FE Y PODER INC  
Address: 315 HAMILTON BLVD  
City: SIOUX CITY, IA 51103-3613

Paid by IGLESIA FE Y PODER INC Check.... 1191

Receipt Key	1st Tax	Interest	Drainage	Cost
Dist Parcel/V.I.N.	2nd Paid	Paid	INT Paid	Total Paid
20142015-1037296-01	2,116.34	527.00		
087 000 000894721404001				2,643.34

Acre: .00

Total Tax Paid:	2,116.34
Total Interest Paid:	527.00
Total Drainage Interest Paid:	
Total Cost/Admin. Paid:	
Grand Total Paid:	2,643.34

PAID  
WOODBURY COUNTY MAR 23 2015

TOTAL TAX DUE: or **SEPT 1, 2014**

TAX DUE: **MARCH 1, 2015**

**\$9,597.66**

**\$3,740.66**

**\$5,857.00**

DED 123487011

Delinquent OCT 1, 2014

DED 123487011

Delinquent APRIL 1, 2015

IGLESIA FE Y PODER INC  
315 HAMILTON BLVD  
SIOUX CITY, IA 51103-3613

IGLESIA FE Y PODER INC  
315 HAMILTON BLVD  
SIOUX CITY, IA 51103-3613

087 087 SC LL SIOUX CITY COMM

087 087 SC LL SIOUX CITY COMM

**WOODBURY COUNTY REAL ESTATE TAXES, SEND THE CORRECT STUBS ALONG WITH YOUR CHECK FOR PAYMENT**

SEE REVERSE SIDE FOR MORE INFORMATION

**Based on JANUARY 1, 2013 Valuations. Taxes FOR JULY 1, 2013 - JUNE 30, 2014, payable SEPTEMBER 2014 and MARCH 2015**

Parcel 000894721404001 Location: 1920 JONES ST SIOUX CITY

087 087 SC LL SIOUX CITY COMM  
VIN 22,500.00 SQFT TITLE  
LEGAL Description LAWN RIDGE LOTS 1-2 3 BLK 5

Sect 000Twn 000 Rng 000Exempt Acres .00  
Gross Acres .00  
Net Acres .00

**VALUATIONS AND TAXES THIS YEAR LAST YEAR TAXES DUE** Delinquent Tax, Specials, Drainage, Tax Sale

	Assessed	Taxable	Assessed	Taxable
COM Land:	28,600	27,170	28,600	28,600
Buildings:	264,800	251,560	264,800	264,800
Dwelling:				
<b>TOTAL VALUE:</b>	<b>\$293,400</b>	<b>\$278,730</b>	<b>\$293,400</b>	<b>\$293,400</b>

Less Military Exemption:

**NET TAXABLE VALUE:** \$278,730 \$293,400

Value Times Levy per 1000 of: 42.0260900 41.6296600  
EQUALS GROSS TAX OF: 11,713.93 12,214.14

Less Credits of:

- Homestead Credit
- Ag Land Credit
- Family Farm Credit
- Business Prop Tax Credit Fund
- Low Income/Elderly Credit
- Prepaid Tax

**NET ANNUAL TAXES:** \$11,714.00 \$12,214.00

House Tax: County EMS \$ 486,749.00

Taxing Authority: Distribution of your current & prior year taxes Total property taxes levied by taxing authority  
%Total Current Prior Current Prior Percent +/-

Adjusted Statement as of 3/23/2015	1st Half	2nd Half
Due	5857.00	5857.00
Plus Penalty	.00	.00
Plus Publish Cost	.00	.00
Less Payments	2116.34	.00
<b>BALANCE DUE</b>	<b>3740.66</b>	<b>5857.00</b>

Online Payment Available at: [www.iowatreasurers.org](http://www.iowatreasurers.org)

**TOTALS:**

<b>WOODBURY COUNTY TREASURER</b>	Receipt#	DUE SEPT 1, 2014	\$3,740.66	DUE MARCH 1, 2015	\$5,857.00
<b>MICHAEL R CLAYTON</b>	<b>14/15 10-37296</b>	Date Paid: _____		Date Paid: _____	
620 DOUGLAS ST ROOM 102		CHECK# _____		CHECK# _____	
SIOUX CITY IA 51101 PHONE (712) 279-6495					
taxdept@sioux-city.org					

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQ**

# 10

Date: March 13, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: Rick Schneider, Conservation Director

SUBJECT: Solar Renewable Energy Projects for Little Sioux Park and Dorothy Pecaut Nature Center

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Request for Conservation Board to proceed with issuing a Request For Proposals to supply the Conservation Board with turnkey installation of a photovoltaic solar facility within two county parks.

**EXECUTIVE SUMMARY:** The proposed solar energy project(s) will require approval of a long term lease which must be approved by the Board of Supervisors.

**BACKGROUND:** The Conservation Board has been working with a solar consultant to determine the best options for installation of solar powered electric generating facilities in county parks. A Due Diligence Report has been completed along with a form of RFP. Financing for such a project will require a type of long term lease with a private investment company/group (7-12 years). Long term leases require approval of the Board of Supervisors. Solar energy projects are being proposed for consideration at Little Sioux Park and Dorothy Pecaut Nature Center since both areas are served by Mid-American Energy and long term net metering can be obtained for optimal payback.

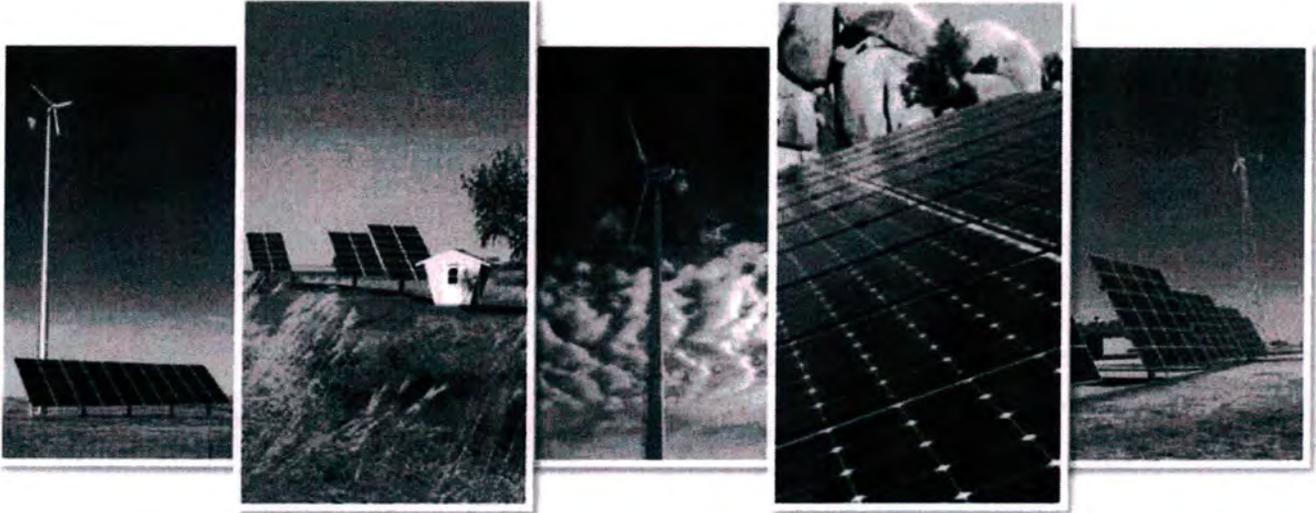
**FINANCIAL IMPACT:** Our electric utility bills for these areas are a major expense and are expected to increase at a rate of 5% annually the next several years. Installation of solar units to generate electricity for each area will require a long term lease with an outside company that will provide us the opportunity to reduce our electric costs by approximately 10% per year. At the end of the lease, we would have the opportunity to renegotiate the terms of the lease or purchase the solar equipment and reduce electricity costs to nearly zero. The leases typically require no money down. All equipment maintenance is the responsibility of the leaser. The County provides the real estate for installation.

**RECOMMENDATION:** Allow the Conservation Board to proceed with issuing the Request For Proposals.

**ACTION REQUIRED:** Motion to allow the Conservation Board to issue Request For Proposals for complete installation of photovoltaic solar facilities within two county parks.

# Due Diligence Report

## Woodbury County Conservation Board



Presented By:  
Rob Hach, President  
January 8, 2015



**WIND AND SOLAR SPECIALISTS**  
WORLDWIDE RENEWABLE ENERGY SERVICES

***Worldwide Renewable Energy Services***

P 712-200-2281 • F 712-200-4021 • 102 Main Street • Alta, IA 51002 • [www.wassus.com](http://www.wassus.com)

## DISCLAIMER

This report is presented in response to the contract between Woodbury County Conservation Board and Wind and Solar Specialists (WASS) executed on November 6, 2014. The information and analyses presented herein is based on solar development best practices, commercially available information and analyses of the Woodbury County Conservation Parks. WASS makes no guarantees, expressed or implied as to the actual outcome of the processes described in this report.

***Worldwide Renewable Energy Services***

P 712-200-2281 • F 712-200-4021 • 102 Main Street • Alta, IA 51002 • [www.wassus.com](http://www.wassus.com)

## **Wind and Solar Specialists – It's what we do**

### **Company Overview:**

#### **Mission Statement**

- We are dedicated to providing solution focused wind and solar services with a commitment to building strong customer relationships one project at a time.
- We achieve this by consistently providing value based renewable energy services domestically and internationally.
- We accomplish this by focusing on value to our customers, investing in our employees and building strong vendor partnerships to produce solid profits.

#### **Background**

Welcome to Wind and Solar Specialists (WASS). Based out of Alta, Iowa, we can fulfill all of our customers' renewable energy needs. With over 100 years of combined experience constructing and maintaining renewable energy projects in virtually any terrain or weather conditions, we have the experience to do the job right the first time.

Wind and Solar Specialists has been installing renewable equipment since 2002. The company has been involved in over 2,000 renewable energy projects. Each renewable energy project is thoroughly planned and supervised. In addition to our standard services we can provide the following customer services: equipment sales, equipment installation, data collection, quality control, data analysis, professional meteorological certified reporting, equipment procurement, and site assessment.

#### **Area Operation**

##### **Site Assessment:**

Anemometry Specialists, Inc. (ASI) is the parent company of Wind and Solar Specialists. ASI provides wind energy site assessment services to utility scale wind farms. The selection of a wind turbine site is crucial to the profitability of a wind project. The availability of wind, transmission lines, value of energy to be produced, cost of land acquisition, land use considerations, and environmental impact of construction and operations can have a major impact on potential profits. The same attention to detail that is applied to the large scale wind farms is applied to every one of Wind and Solar Specialists projects.

Typical site location services include:

- Site Visits
- Evaluation of Topography
- Land Use and Ownership
- Compilation of Existing Renewable Resource Data

### ***Worldwide Renewable Energy Services***

P 712-200-2281 • F 712-200-4021 • 102 Main Street • Alta, IA 51002 • [www.wassus.com](http://www.wassus.com)

### **Turbine and/or Solar Maintenance and Repair:**

Periodic wind turbine and solar array inspections and maintenance can prevent more costly repairs due to system failures and help ensure reliable energy production. A visual inspection of all turbine array equipment, cabling and grounding systems can prevent lost energy production and save you money.

Wind and Solar Specialists provides fully documented inspections and maintenance including digital photos. Maintenance inspections are usually scheduled to coincide with other tower projects. We are always ready to help in the event of an unexpected problem.

### **Data Analysis**

One of the most important steps in the development of a potential wind or solar site is the collection of accurate and verifiable atmospheric data. Anemometry Specialists possesses extensive experience in coordinating, designing and installing wind and solar projects. Accurate resource data is essential for determining an accurate return on investment for our customers.

***Worldwide Renewable Energy Services***

P 712-200-2281 • F 712-200-4021 • 102 Main Street • Alta, IA 51002 • [www.wassus.com](http://www.wassus.com)

## Due Diligence Report Findings

### Project Constraints

Project constraints or prospective constraints are components of the development of a project that could impact the return on investment and thus the success of a wind or solar project. The most common known constraints that most projects could potentially encounter are as follows:

1. Renewable Resource – Is the resource sufficient to make the economics work?
2. Project Siting – What is the optimal location of the renewable project based on the renewable resource?
3. Environmental – Will the project have a negative environment impact or are environmental constraints present?
4. Utility Interconnection - Is the electric utility receptive to the interconnection of a wind or solar project on their system?
5. Permitting – Different states, counties, and townships may require different permitting for the development of a project. Will permitting impact the development of the renewable energy project?
6. Zoning – Height restrictions, setback restrictions, building class restrictions can all impact the development of a project.
7. Economic Return – Do the numbers make sense is what it all boils down to.
8. Financing models – How does everything get paid for? If no constraints exist or the constraints are not an impediment and while the economic return makes a project viable, how is everything paid for?

Each of the potential project constraints are discussed and analyzed in the following report. Information has been gathered from the best available resources at the time of this report.

A summary of the findings will be found at the end of the report along with a conclusion and recommendation as to what Woodbury County Conservation should do in regards to the development of the renewable energy resource within the surveyed parks.

Woodbury County Conservation selected to have five parks surveyed and reviewed for the prospect of converting the specified parks to renewable electric resources to further promote the Conservation Board's environmental stewardship initiatives. The specific parks are as follows:

1. Brown's Lake Park in Salix, Iowa.
2. Little Sioux Park in Correctionville, Iowa.
3. Dorothy Pecaut Nature Center in Sioux City, Iowa.
4. Snyder Bend Park in Salix, Iowa.
5. Southwood Conservation Area in Smithland, Iowa.

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# 1. Renewable Resource

## Siting Analysis:

To find accurate energy production for a specific location, early-stage siting of renewable energy systems must minimize aspects that can pose a potential negative impact on production while mitigating technical hurdles. WASS uses current industry standards to accurately gauge the available resources at the specific location.

## Solar Resource:

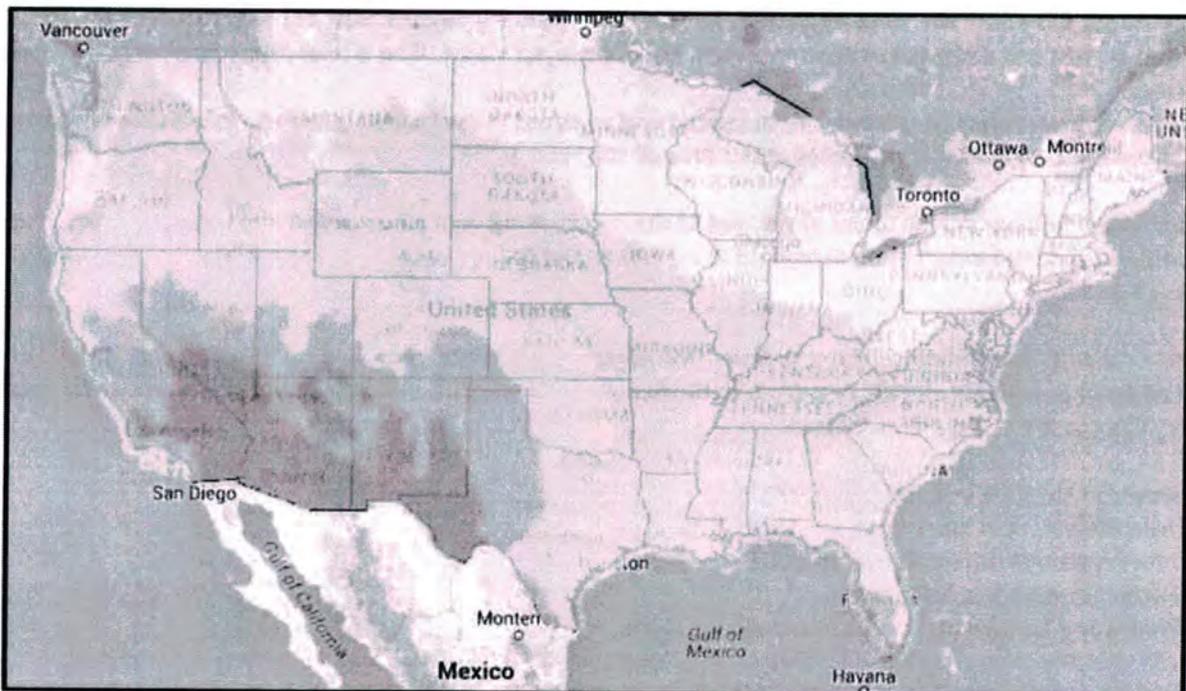
A summary of the solar electric resource throughout the five parks was somewhat consistent with only an overall variation of 3% between all of the parks. Park level specific solar resource information can be found in the appendix. Woodbury County has an average of 4.8 sun-hours a day and is in the top tier of solar electric energy resource in the state.

## Solar Resource Maps:



Solar Resource Scale – Lowest solar electric production at the top and the highest is at the bottom.

Map 1

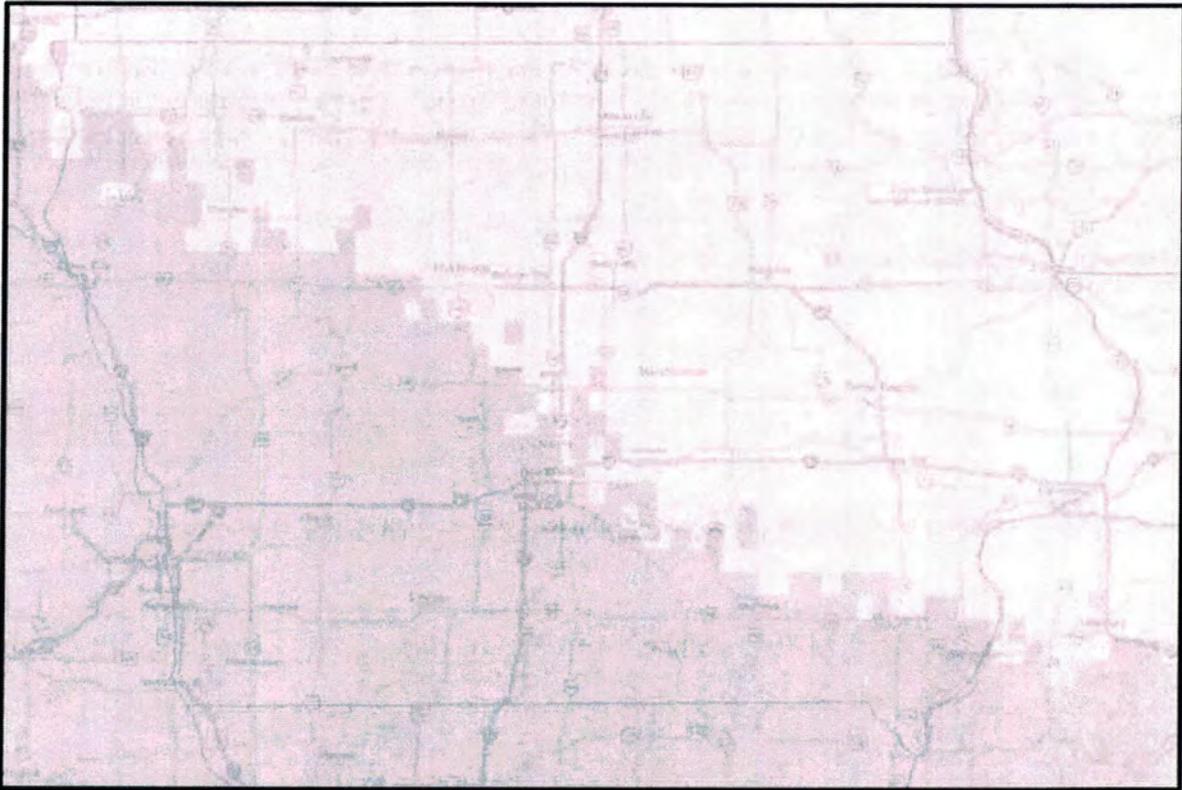


Nationwide solar electric resource

**Worldwide Renewable Energy Services**

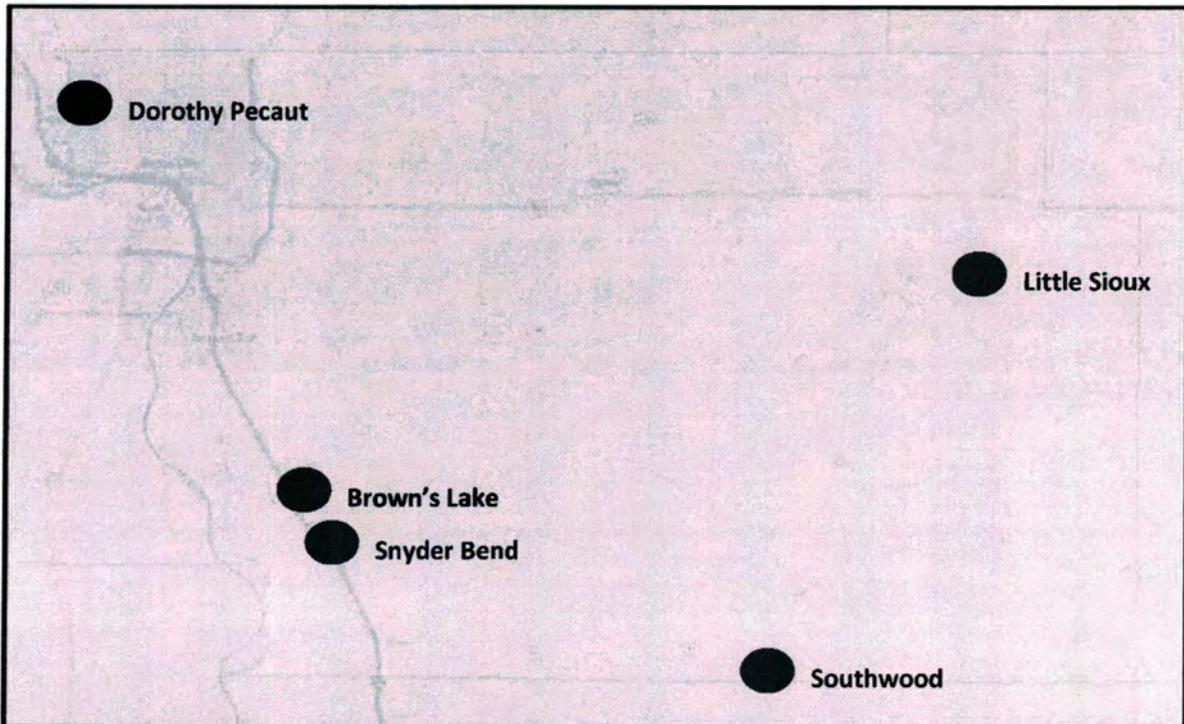
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Map 2



State of Iowa Solar Electric Resource

Map 3



Woodbury County Solar Electric Resource

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### Wind Resource:

The wind resource in Woodbury County was diverse across the five parks with as much as a 14% variation between the parks. Park level specific wind resource information can be found in the appendix. Woodbury County has an annual average wind speed of 7.8 mph and is in the middle to lower tier of wind electric energy production in the state.

### Wind Resource Maps:

#### Wind Power Class (Exclusions Applied) (Power Class/Potential)

- Class 3
- Class 4
- Class 5
- Class 6
- Class 7

Wind Resource Scale – Lowest wind electric production at the top and the highest is at the bottom.

Map 4

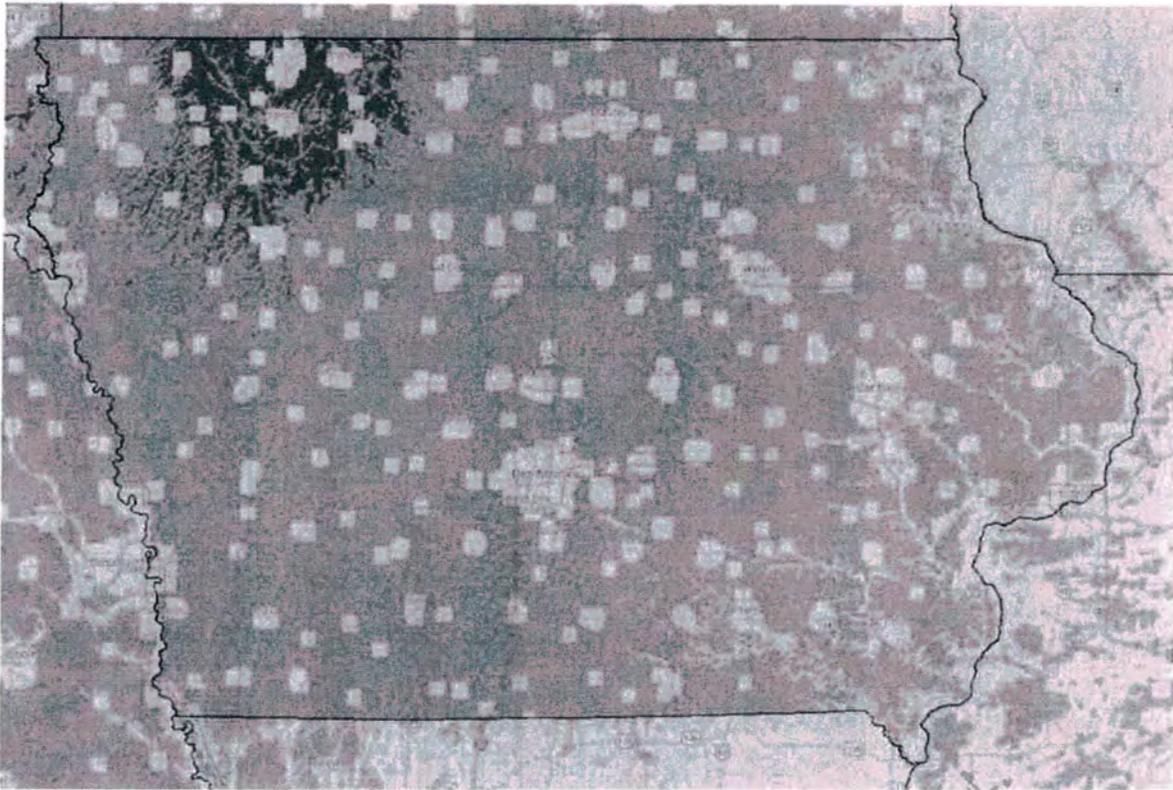


Nationwide wind electric resource

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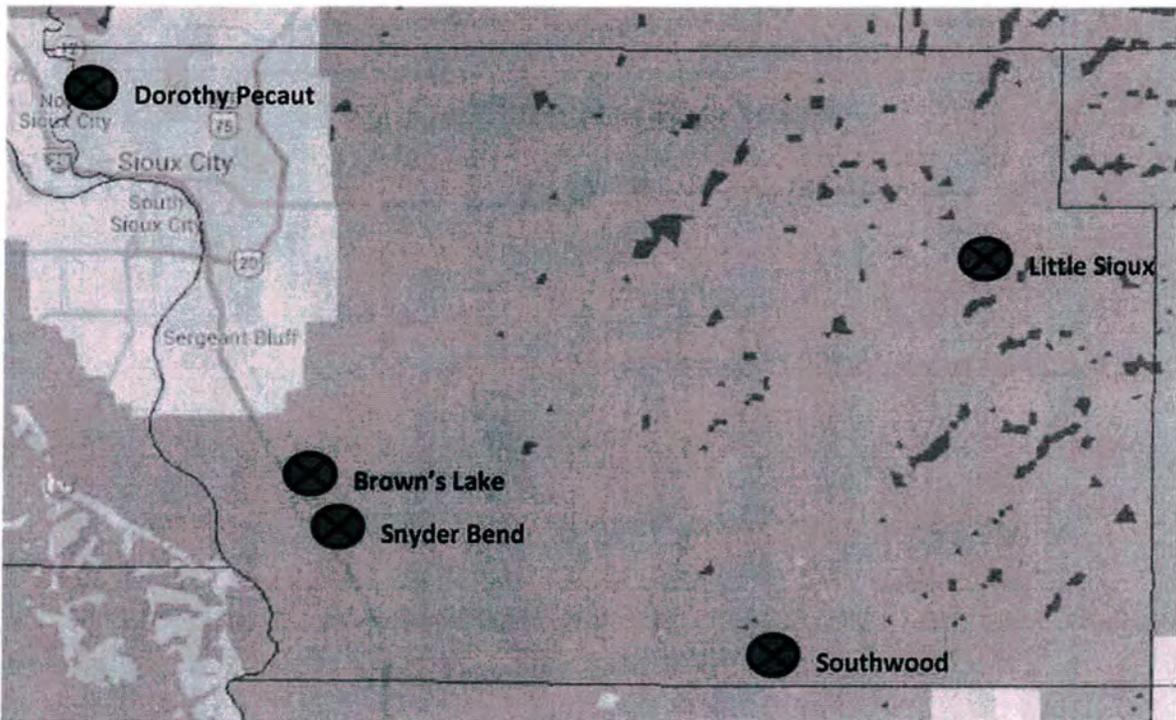
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Map 5



State of Iowa Wind Electric Resource

Map 6



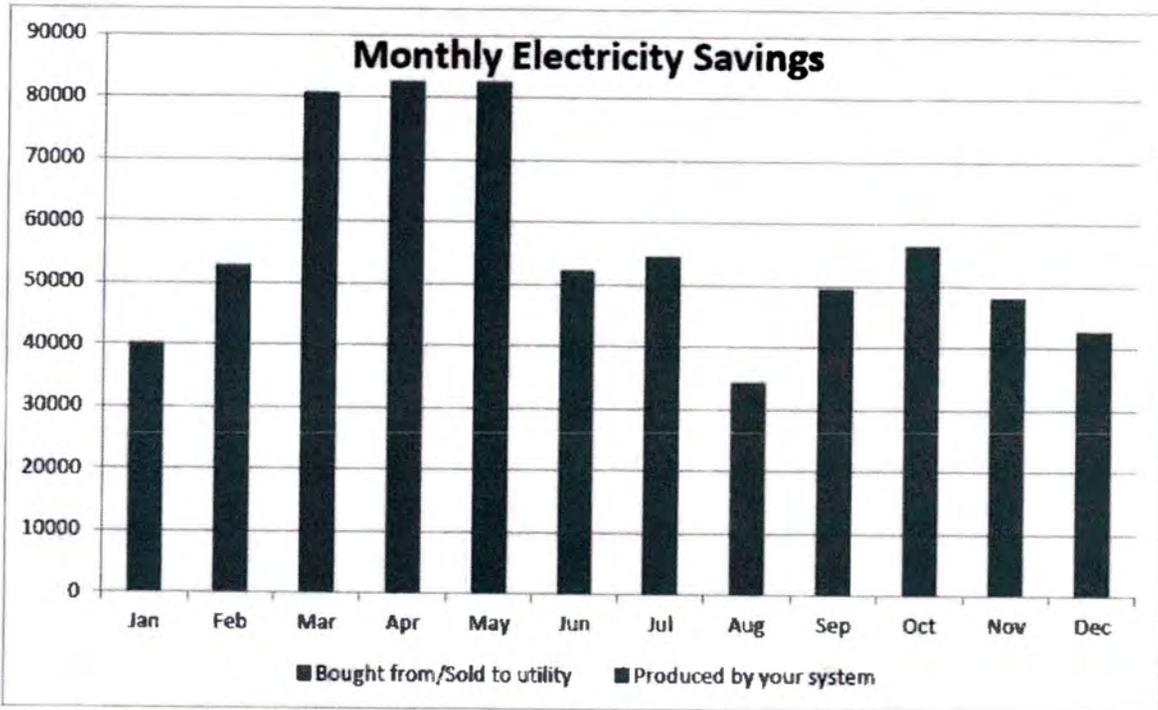
Woodbury County Solar Electric Resource

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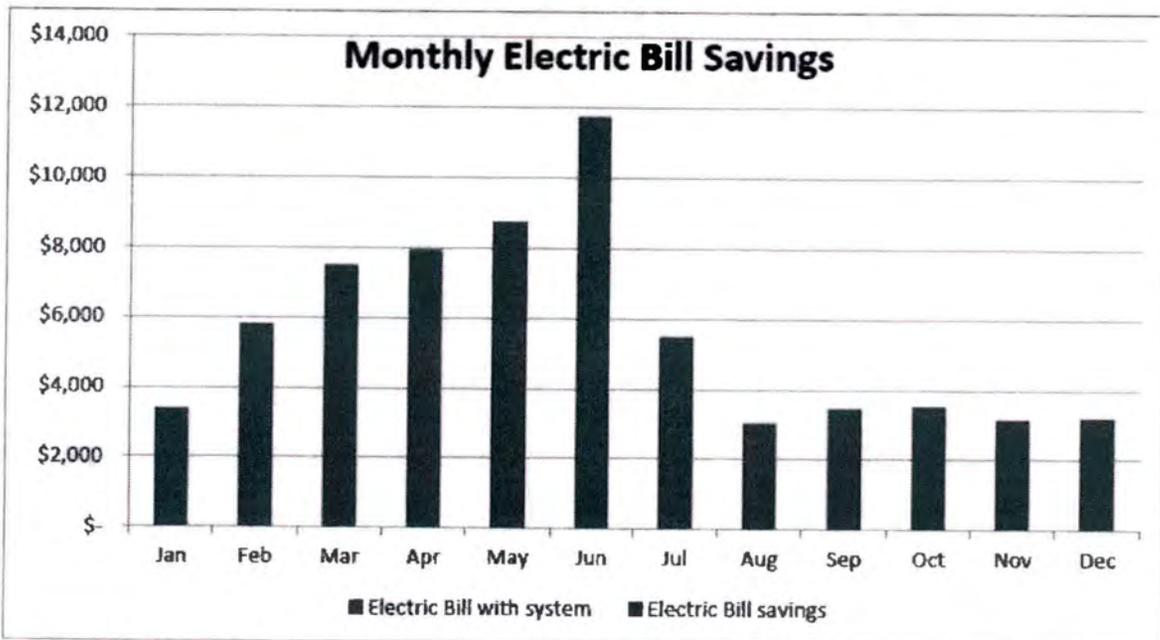
Woodbury County Conservation's Five Surveyed Parks Electrical Load Analysis:

Graph 1



Kilowatt Hour usage across all five parks.

Graph 2



Electric cost across all five parks.

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**Electrical Usage Summary:**

The five surveyed parks use 677,447 kilowatt hours annually and has a cost of \$67,128 for the electricity. The average cost of electricity is \$.09 and a monthly average electric bill of \$5,594. The monthly average electric usage is 56,453kWh.

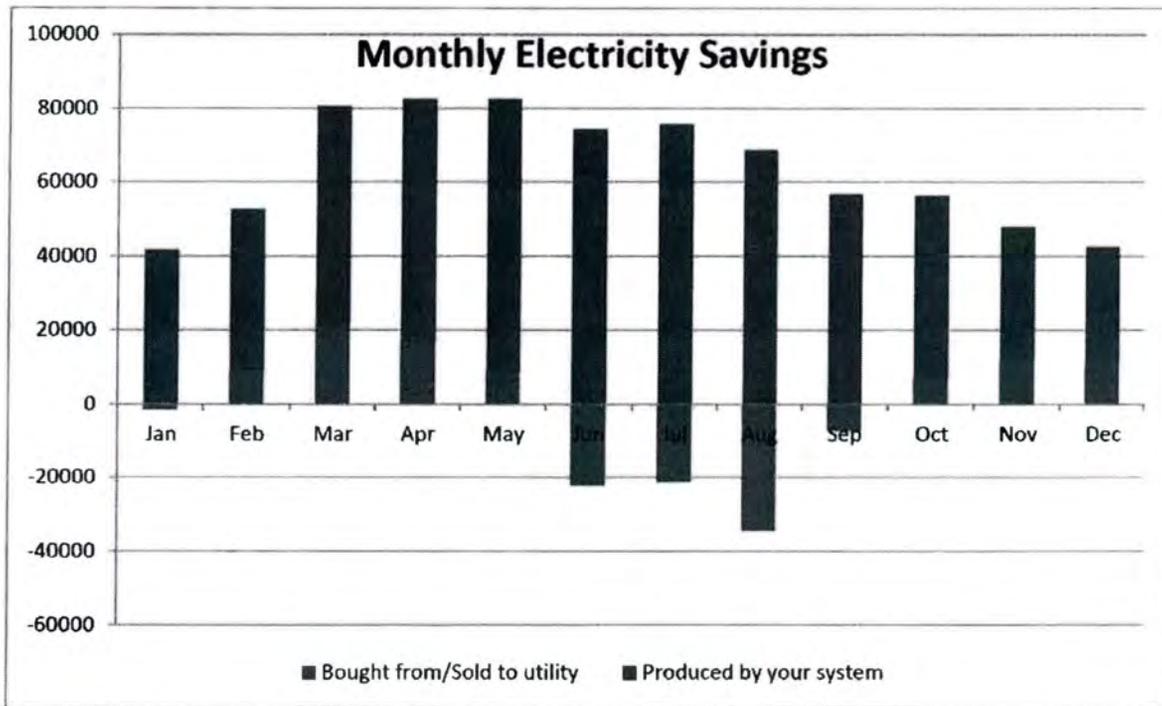
Table 1

<b>Total</b>	<b>677,447</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>67,128.93</b>
<b>Meter 1 Avg \$/kWh</b>						<b>\$</b>	<b>0.0991</b>
<b>Meter 1 Average Bill per month</b>						<b>\$</b>	<b>5,594.08</b>
<b>Meter 1 Average kWh per month</b>							<b>56453.91667</b>

**Electrical Production in Relation to Electrical Load by Resource:**

*Solar:*

Graph 3

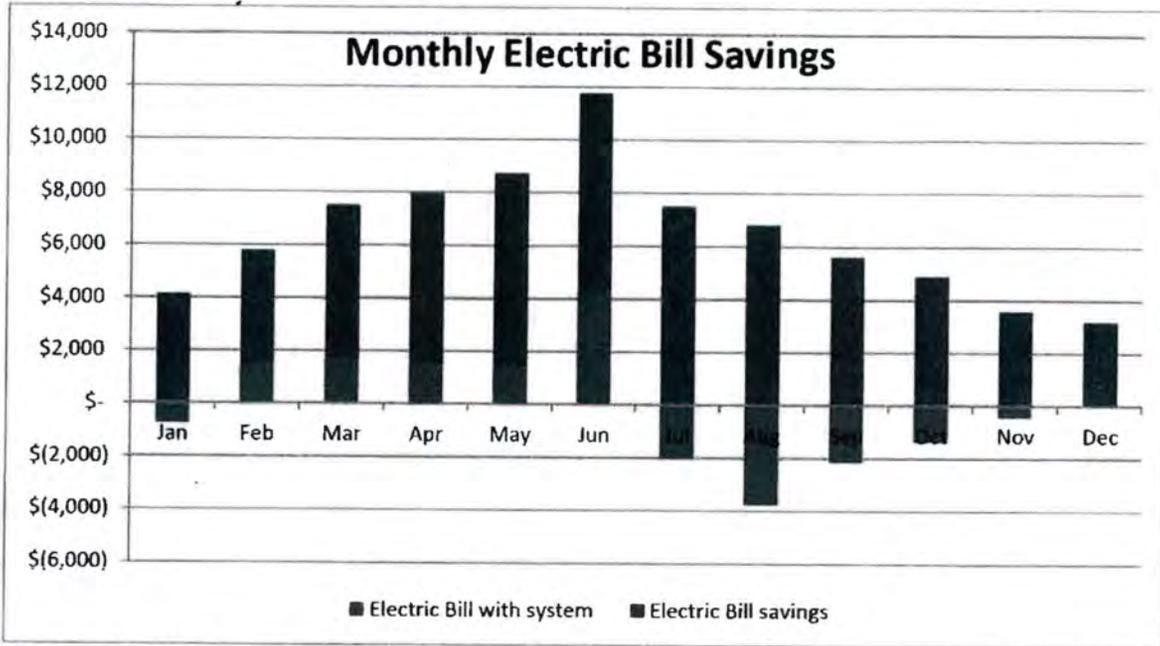


Kilowatt hours produced by solar in relation to the electrical load of the parks.

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Graph 4



Electric cost offset by solar electric energy production.

Table 2

Wind Solar Specialists  
Worldwide Renewable Energy Services

Month	Solar Generation	Total Generation	Old Load	New Load	Bill Savings	Old Bill	New Bill
Jan	41815	41815	40278	-1537	\$ 4,143.46	\$ 3,397.56	\$ (745.90)
Feb	43989	43989	52841	8852	\$ 4,358.92	\$ 5,808.95	\$ 1,450.03
Mar	58960	58960	80757	21797	\$ 5,842.43	\$ 7,520.92	\$ 1,678.49
Apr	65694	65694	82646	16952	\$ 6,509.66	\$ 7,951.97	\$ 1,442.31
May	73967	73967	82633	8666	\$ 7,329.50	\$ 8,754.91	\$ 1,425.41
Jun	74510	74510	52296	-22214	\$ 7,383.26	\$ 11,770.16	\$ 4,386.90
Jul	75926	75926	54633	-21293	\$ 7,523.63	\$ 5,512.02	\$ (2,011.61)
Aug	68856	68856	34403	-34453	\$ 6,823.00	\$ 3,053.48	\$ (3,769.52)
Sep	56948	56948	49582	-7366	\$ 5,642.99	\$ 3,473.57	\$ (2,169.42)
Oct	49466	49466	56505	7039	\$ 4,901.69	\$ 3,522.94	\$ (1,378.75)
Nov	36210	36210	48124	11914	\$ 3,588.13	\$ 3,160.86	\$ (427.27)
Dec	31593	31593	42749	11156	\$ 3,130.61	\$ 3,201.59	\$ 70.98
<b>Total</b>	<b>677935</b>	<b>677935</b>	<b>677447</b>	<b>-488</b>	<b>\$ 67,177.28</b>	<b>\$ 67,128.93</b>	<b>\$ (48.35)</b>

Solar Resource data

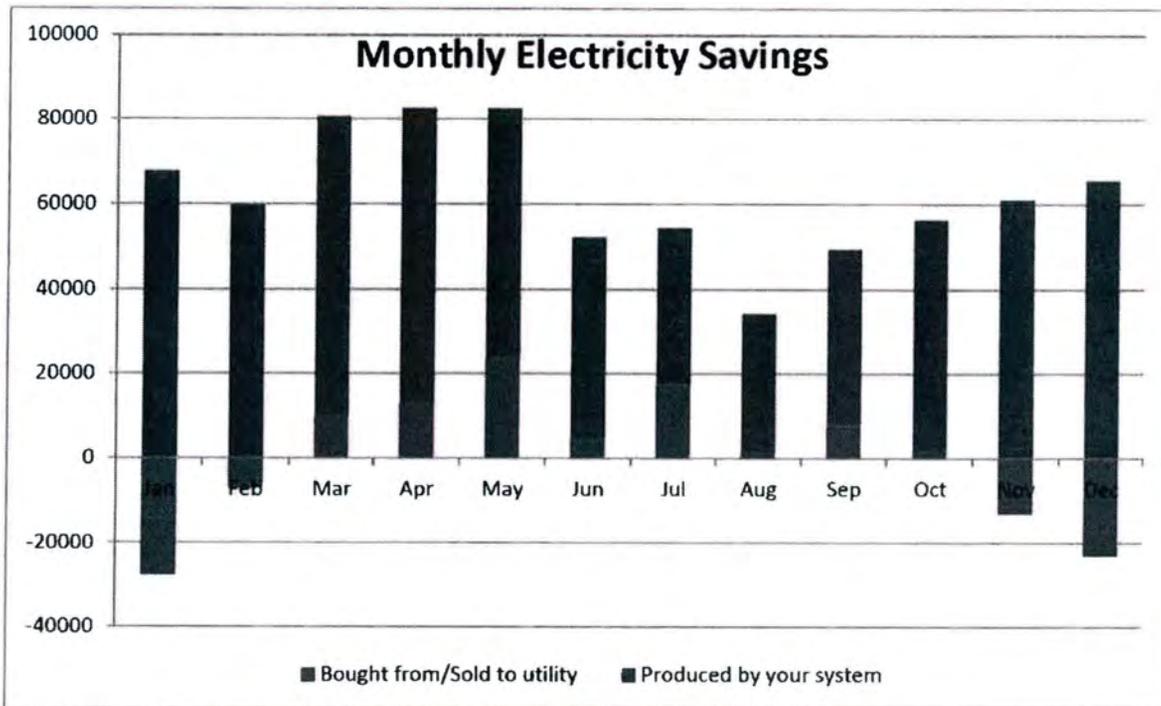
The solar resource was estimated from the National Renewable Energy Laboratories' PVWatts calculator. The analysis was conducted using data from SIOUX CITY, IA. The system is designed to be 1 at a Standard degree angle, facing Fixed (open rack) from North. The expected generation is 1,384 kWh/kW DC per year. This results in 677,935kWh being generated every year covering 100% of your power needs.

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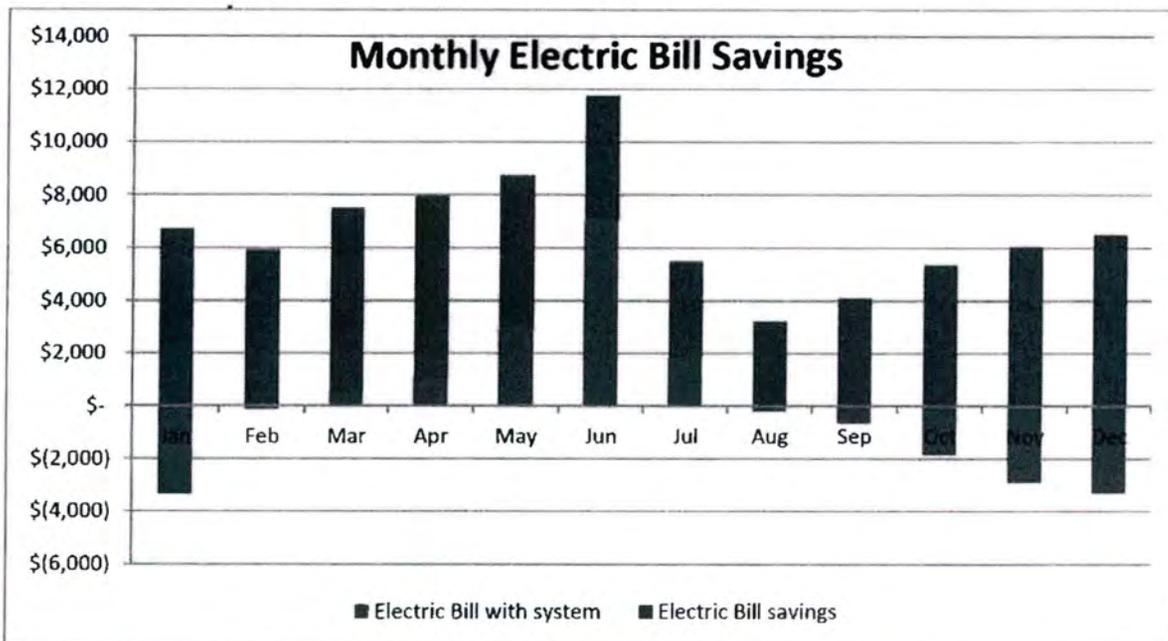
Wind:

Graph 5



Kilowatt hours produced by wind in relation to the electrical load of the parks.

Graph 6



Electric cost offset by wind electric energy production.

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Table 3

Wind Solar Specialists  
Worldwide Renewable Energy Services

Month	Total Generation	Old Load	New Load	Bill Savings	Old Bill	New Bill
Jan	67925	40278	-27647	\$ 6,730.74	\$ 3,397.56	\$ (3,333.18)
Feb	59932	52841	-7091	\$ 5,938.71	\$ 5,808.95	\$ (129.76)
Mar	70756	80757	10001	\$ 7,011.25	\$ 7,520.92	\$ 509.67
Apr	69712	82646	12934	\$ 6,907.87	\$ 7,951.97	\$ 1,044.10
May	58910	82633	23723	\$ 5,837.43	\$ 8,754.91	\$ 2,917.48
Jun	47787	52296	4509	\$ 4,735.30	\$ 11,770.16	\$ 7,034.86
Jul	37000	54633	17633	\$ 3,666.37	\$ 5,512.02	\$ 1,845.65
Aug	32767	34403	1636	\$ 3,246.87	\$ 3,053.48	\$ (193.39)
Sep	41576	49582	8006	\$ 4,119.85	\$ 3,473.57	\$ (646.28)
Oct	54302	56505	2203	\$ 5,380.86	\$ 3,522.94	\$ (1,857.92)
Nov	61218	48124	-13094	\$ 6,066.14	\$ 3,160.86	\$ (2,905.28)
Dec	65753	42749	-23004	\$ 6,515.55	\$ 3,201.59	\$ (3,313.96)
<b>Total</b>	<b>667638</b>	<b>677447</b>	<b>9809</b>	<b>\$ 66,156.94</b>	<b>\$ 67,128.93</b>	<b>\$ 971.99</b>

#### Wind Resource data

The wind resource is estimated using data from New Roots Energy and 3Tier using your address. The estimated annual wind speed is 6.1m/s or 13.6mph at the tower height of 36.5meters or 120 feet. When combined with the proposed 50kW Endurance wind turbine this system will produce 166,909kWh per year per turbine. The entire wind portion of the system will cover 99% of your annual electricity needs.

#### Recommendation:

Solar electric energy production is the best renewable energy resource for Woodbury County Conservation's five parks. Overall, the solar resource is higher than the wind resource in the targeted area. Also, the solar electric production most closely follows the electrical load of the five parks. Net metering laws are applicable at parks where MidAmerican Energy is the electric utility service provider. Net metering is applicable from Woodbury County Rural Electric Cooperative, but the net metering incentive sunsets after 5 years. When net metering is no longer available, the electrical production will need to closely follow the electrical load. Further discussion of the net metering will follow in the Grants and Incentives Section.

## 2. Project Siting

Due to the findings from Section 1 (Renewable Resource) the projects will be sited using solar electric arrays. A scenario will be offered for a wind turbine to be installed in the Southwood Conservation Area. The wind resource in Southwood is considerably better than the wind resource in the other 4 parks. The wind turbine will offer a distinguishable landmark from the adjoining roadways. Southwood Conservation Area is a beautiful park quietly nestled in a valley off a gravel road. The wind turbine would allow for the park to be more readily noticed from the surrounding landscape.

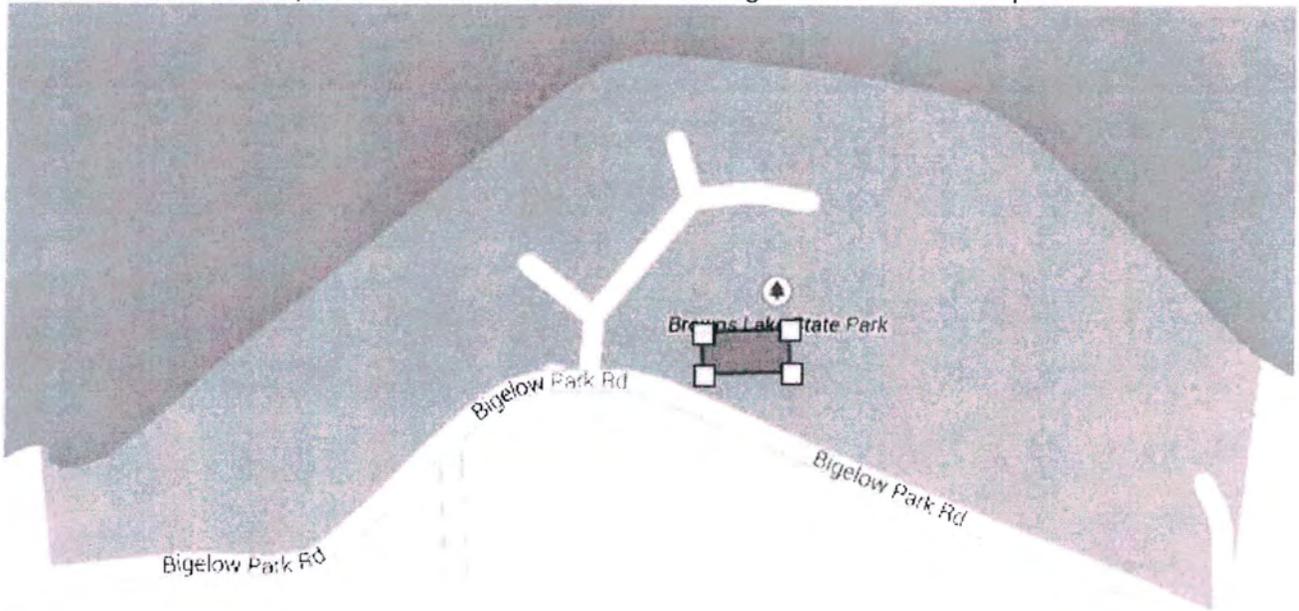
The proposed solar arrays are all ground mount solar meaning the hardware is all accessible from the ground and does not require expensive structural engineering to determine the suitability of any existing structures' roof.

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## Brown's Lake Park

Brown's Lake Park solar array is sited close to the road for showcasing as well as excellent exposure.



## Brown's Lake Project Siting



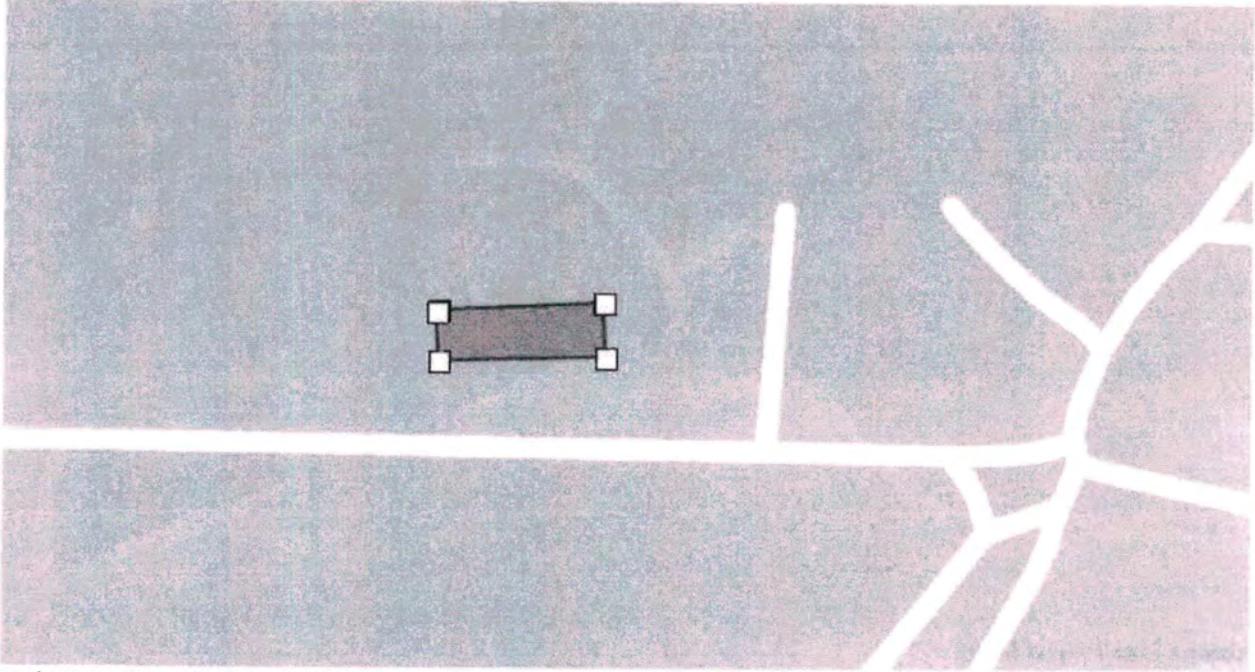
Brown's Lake Project Siting – Satellite Image

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## Little Sioux River Park

Little Sioux River Park was sited in an area that had excellent southern exposure along with a strong visual presence when entering the park.



Little Sioux River Park Project Siting



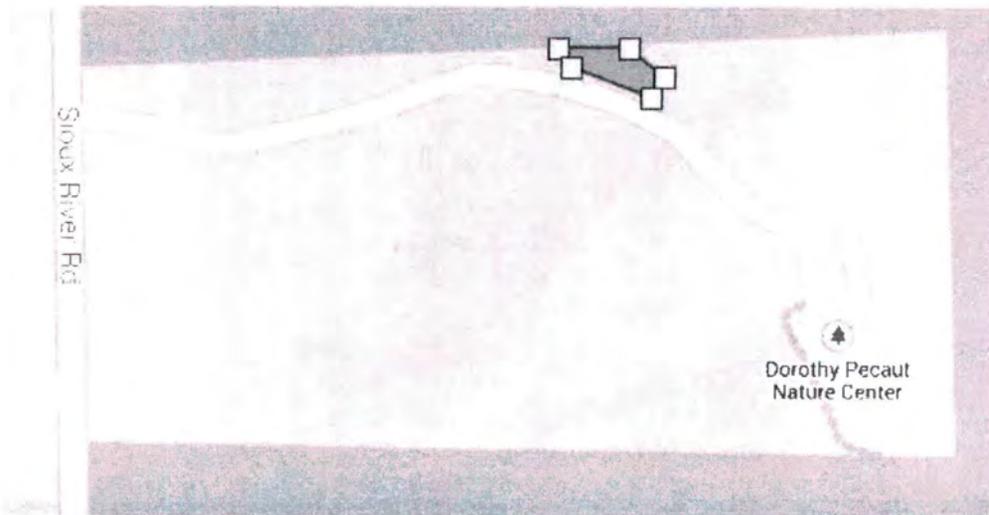
Little Sioux River Park Project Siting Satellite Image

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### Dorothy Pecaut Nature Center

The electric consumption at the Dorothy Pecaut Nature Center is the largest of all of the parks. In order to install a large solar array along with have unimpeded solar access, the solar array is proposed to be installed along the roadway up to the Nature Center. The location happens to coincide with the solar array having excellent exposure to the park patrons.



Dorothy Pecaut Nature Center Project Siting



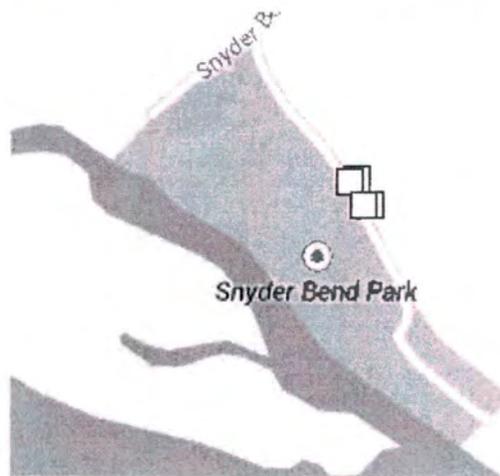
Dorothy Pecaut Nature Center Project Siting – Satellite Image

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## Snyder Bend Park

The solar array is to be sited on the east side of the service road in the ditch. This area had the greatest solar exposure while having the greatest exposure to the park patrons. It also had the closest proximity to several of the utility meters.



Snyder Bend Project Siting



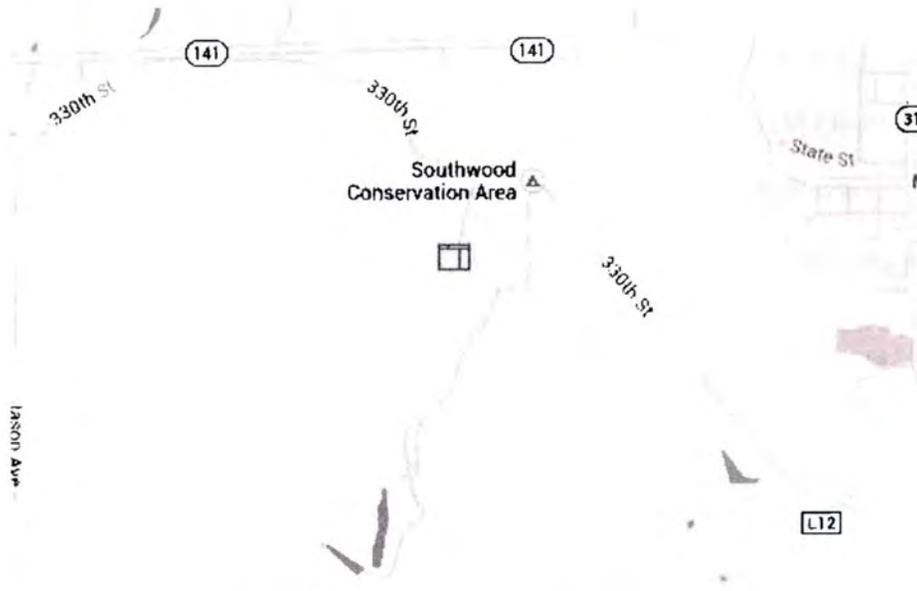
Snyder Bend Project Siting

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### Southwood Conservation Area

The project is sited up on the ridge south of the residence and maintenance shed. This site has excellent southern exposure as well as great visibility to all park patrons. For this park, a wind turbine would be ideally located near the east entrance on a high knob.



Southwood Conservation Area Project Siting



Southwood Conservation Area Project Siting – Satellite Image

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### 3. Environmental

Working with the director for Woodbury Conservation when siting the projects, the solar arrays were placed in areas that had negligible environmental impact. A detailed flood plain analysis was not performed to assess the siting with a flood plain. Working with the director, the sites were identified, from his experience, outside of any flood zones.

Summary – No negligible environmental issues were found when siting of the solar arrays.

### 4. Utility Interconnection

The parks are listed below with the electric utility service provided adjacent.

Brown's Lake Park in Salix, Iowa.	Woodbury County REC
Little Sioux Park in Correctionville, Iowa.	MidAmerican Energy
Dorothy Pecaut Nature Center in Sioux City, Iowa.	MidAmerican Energy
Snyder Bend Park in Salix, Iowa.	Woodbury County REC
Southwood Conservation Area in Smithland, Iowa.	Woodbury County REC

Wind and Solar Specialists has experience in interconnecting solar electric projects on both Woodbury County REC as well as MidAmerican Energy. Both electric utilities are receptive to the interconnection of solar arrays on their systems.

The interconnection agreements for both MidAmerican Energy and Woodbury County REC were reviewed for any potential impacts to the financial viability and or economic constraints. Both utilities support net metering. Net metering is an important mechanism for making renewable energy (variable resource) projects work. Net metering is defined as following:

net metering

*noun*

A system in which solar panels or other renewable energy generators are connected to a public-utility power grid and surplus power is transferred onto the grid, allowing customers to offset the cost of power drawn from the utility.

Woodbury County REC offers Net Metering for 5 years and then moves to a spot market offset. This change in the net metering offering will have an impact in year 6 of the interconnection agreement. Woodbury County REC also has the discretion to change the agreement as they see fit but the agreement is in place for 3 years and has the ability to auto-renew at their discretion. Woodbury County REC's governing body is their membership.

MidAmerican's governing body is the Iowa Public Utility Commission (IPUC). MidAmerican's net metering is set and held in place by the IPUC. The agreement cannot be altered at their discretion. Once the projects are put on line under the net metering, they will continue under net metering unless changed by the state legislature.

Summary – No significant constraints are present from the utility interconnection. The five year net metering availability from Woodbury County REC is only a concern when it comes to the financing.

### 5. Permitting

From the research done and from past projects in Woodbury County, the only permitting required for the construction of the solar arrays is a building permit. The permit can be easily secured.

Summary – No permitting constraints.

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## 6. Zoning

Woodbury County does not have zoning restricting the development of solar electric projects. Setback requirements from property lines are the only zoning requirement for these projects.

Summary – No zoning constraints.

## 7. Economic Constraints

After performing a site assessment and walk around of the five surveyed parks, wire runs, electrical interconnections, racking requirements due to terrain variability, the project cost increased by almost \$500,000 from the initial estimate presented at October's board meeting.

October's estimate	\$1,359,000
Updated estimate after review and site survey	\$1,914,372

One reason for the change in the cost is due to the financing structures available to government entities. When consulting with different entities that finance these projects, the entities were not interested in solar electric projects with moving parts or more specifically – solar trackers. Using a fixed mount solar array requires almost <sup>40%</sup> percent more solar panels to offset the same amount of electricity.

	Installed kW	Cost per watt	Total project cost
Brown's Lake Park in Salix, Iowa.	86.6	4.75 \$	306,684
Little Sioux Park in Correctionville, Iowa.	188	2.49 \$	467,708
Dorothy Pecaut Nature Center in Sioux City, Iowa.	147	2.74 \$	402,071
Snyder Bend Park in Salix, Iowa.	147.9	3.40 \$	487,824
Southwood Conseration Area in Smithland, Iowa.	65.7	4.75 \$	250,085
	635.2	4.07 \$	1,914,372

Zipcode	State	Size (kW DC)	Cost	Date Installed	Latitude	Longitude
52317	IA	8.5	28000	3.29	8/31/2014	41.76145 -91.6023
52404	IA	10	40000	4.00	8/21/2014	41.94066 -91.6173
52353	IA	18.75	61000	3.25	8/5/2014	41.23617 -91.6932
52404	IA	4		0.00	8/4/2014	41.91784 -91.6554
52353	IA	16.25	53000	3.26	8/3/2014	41.22873 -91.6805
52247	IA	800	2200000	2.75	7/31/2014	41.55527 -91.7371
52305	IA	6.5	24700	3.80	3/17/2014	42.05013 -91.3019
52353	IA	12		0.00	3/1/2014	41.30827 -91.715
52501	IA	15		0.00	3/1/2014	41.05438 -92.4209

Iowa stagewide average cost per watt installed in 2014

### Worldwide Renewable Energy Services

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Woodbury County Conservation is a government entity and therefore ineligible for the majority of the standard tax incentives. The project incentives for a government entity for a solar electric project like this is limited to the electric utility bills paying down the debt on the project. The lowest cost of money through bonding is the greatest incentive for government entities. The Iowa DNR does have a REAP grant available but preliminarily, without going through further investigation, the size of the award would not have a significant reduction in the cost of the overall economics.

The economics broken down – no incentives apply.

Electric cost based on 2014 electric cumulative total	\$ 67,128
Cost of solar electric project	\$1,914,372
Number of years to pay for project w/o cost of money or utility rate increase (Theoretically they negate each other)	28.5

Through standard government entity financing structures, the solar electric project does not make economic sense. However, in 2014 the Iowa Supreme Court ruled that government entities can enter into third party power purchasing agreements (3PPAs). This structure allows for a for profit entity to enter into a purchase agreement with a government entity in return the government entity enjoys a reduced cost of energy without incurring the debt for the solar electric project.

Summary – Are there economic constraints that impede the development of this project? Yes and No.

If the Woodbury County Conservation Board decides to use standard project financing, WASS does not recommend further exploration of the solar electric project. If the WCCB is interested in alternate financing models, the financing models are covered in the next section.

## 8. Financing Models

Two common alternative financing models exist for projects of this nature and are currently in practice in Iowa. The first model is the Minnesota Flip Structure (Flip) and the Third Party Power Purchase Agreement (3PPA). The Flip and the 3PPA requires that an equity investor owns all or part of the solar electric project and then sells the project back or the electricity back to WCC through its standard electric bill payments. WCC can enjoy the benefits of a solar electric project without raising funds or letting bonds.

The Pros and Cons of Each Structure

Description	Minnesota Flip	3PPA (Lease)
Risk	WCC still owns a portion of the project until incentives are full exhausted (typically 10 years.)	WCC owns no portion of the project.
Electric bills	Typically remains the same during the buyback period.	Typically costs 10% less than what WCC currently pays but has an annual inflationary rate.
Inflationary rate	Drops off when project is paid for and electric bill would typically drop to zero.	Increases annually each year of the PPA agreement.
Agreement term	10 years (typical)	25 years (typical)
Insurance	Typically not included	Included in the electric rate
Maintenance	Typically not included	Included in the electric rate
Electricity load increase	Does not scale unless new agreement established	Typically scales at the rate of the rest of the project rate.
Interconnection Agreement	Passes through to WCC	PPA supplier mitigates the changes

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Changes		through portfolio diversification
Overall Project Cost	Project costs less than 3PPAs over 25 entire 25 year duration.	Costs more than Flip because all costs are factored into the rate.
When does WCC enjoy electric savings	Majority of the savings enjoyed in year 11.	Electric savings enjoyed in the first month of operation.

Summary – Using the Minnesota Flip Structure or the Third Party Power Purchase Agreement is dependent on the risk in which the Woodbury County Conservation Board wishes to incur. The cost of the 3PPA is more than the Flip but the risk is folded back into the rate. With the 3PPA, the obligation of WCC would be in paying the monthly bill. With the flip structure, the obligation is in paying the monthly bill as well as a percentage of the obligation of the project.

**Environmental Benefits:**

Environmentally the project will be eliminating 1,233,959lbs of CO2 emissions **every year**. This is the equivalent to planting 95.4 acres of trees or reducing the number of miles driven by 1,480,750 miles.

**Summary of Findings:**

Constraints review:

1. Renewable Resource – Wind is constraint in all but one park. Solar has no constraints.
2. Project Siting – No constraints
3. Environmental – No constraints
4. Utility Interconnection – MidAmerican - No constraints; Woodbury County REC – potential constraint in year 6.
5. Permitting – No constraints
6. Zoning – No constraints
7. Economic Return – Constraint if using standard project finance model. No constraint if using alternative financing models.
8. Financing models – Standard government finance model is constraint. Minnesota Flip Structure – No Constraint. Third Party Power Purchase Agreement – No Constraint.

If the WCC wishes to conduct the development of all five parks, the 3PPA is the recommended alternative finance structure. If the board decides to develop only one project or to take the development of the projects in stages, the flip structure offers more flexibility. Developing all five parks at the same time will yield economies of scale.



Recommendation – It is the opinion of WASS that WCCB should consider the exploration of the development of all five parks at one time using the 3PPA model. The economic circumstances and constraints change over time.

WASS does not offer 3PPA or Flip financing. WASS is offering to solicit proposals for financing from alternative project financing companies. The attached letter agree allows WASS to solicit proposals on behalf of WCCB. WASS estimates that it will submit the responses to the board within 30 days from the signing of the letter agreement.



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**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REC**

# 11a

Date: March 26, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: Mark J. Nahra P.E. Secondary Roads Dept Head

SUBJECT: **Consideration of consultant services contract for land surveying and platting services.**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**Consideration X**

**WORDING FOR AGENDA ITEM:** Consideration and approval of a consultant services contract for surveying and platting right of way necessary for 250<sup>th</sup> Street grading for paving project.

**EXECUTIVE SUMMARY:** Services of a land surveyor are needed for platting new right of way to allow programmed grading and construction of 250<sup>th</sup> Street east of Highway 31 to the intersection of County Route D50 and L27. V and K of Sergeant Bluff have offered a contract for completion of this work for the county.

**BACKGROUND:** Project is in current year of the five year program for construction. Design work is underway and necessary additional right of way has been identified. Platting of right of way requires the services of a licensed land surveyor.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Recommend approval of application.

**ACTION REQUIRED:** Motion to approve the consultant contract.

## AGREEMENT FOR PROFESSIONAL SERVICES

### WOODBURY COUNTY, IOWA SURVEY PLATS – 250<sup>TH</sup> STREET

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_ 20\_\_\_, by and between **WOODBURY COUNTY**, hereinafter referred to as the **County**, party of the first part and **VEENSTRA & KIMM, INC.** a corporation organized under the laws of the State of Iowa, hereinafter referred to as the **Engineers**,

**WITNESSETH, THAT WHEREAS**, Woodbury County desires to purchase Right-Of-Way from the landowners adjacent to 250<sup>th</sup> Street from Morgan Trail to Mason Avenue/L-27. The proposed route will generate up to 21 separate survey plats.

**WHEREAS**, Woodbury County desires to retain the Engineers to perform land surveying services on the Project.

**NOW, THEREFORE**, it is hereby agreed by and between the parties hereto that the County retains the Engineers to act for and represent it in engineering matters on the Project. Such contract shall be subject to the following terms, conditions and stipulations to wit:

1. **SCOPE OF SERVICES.** It is understood and agreed upon that the Project will include courthouse research, field investigation, drafting and final placement of property pins.
  - a. Design – The plats will be prepared in accordance with direct instructions from Woodbury County staffs ROW need lines provided to Veenstra & Kimm, Inc. in an AUTOCADD format.
  - b. Management and oversight of the platting by a professional land surveyor registered in the State of Iowa.
  - c. Final placement of property pins will be managed and completed under the direct supervision of a professional land surveyor registered in the State of Iowa.

2. **COMPENSATION.** The County shall compensate the Engineers for services under this agreement as follows:
  - a. The fee for up to 21 survey plats shall be hourly rates not to exceed fees of Fourteen thousand seven hundred dollars (\$14,700).
3. **METHOD OF PAYMENT.** The Engineer shall submit monthly invoices for the actual cost for services provided. Invoices shall be due and payable upon receipt and shall be paid by the County within 30 days of the receipt of an approvable invoice.
4. **TERMINATION.** The County may terminate services under this agreement by providing the Engineers a written notice at least 2 working days before the termination date. In the event the County terminates the services under this Agreement the County shall compensate the Engineers for services completed through the effective date of the termination.
5. **ASSIGNABILITY.** The Engineers shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the County.
6. **OWNERSHIP OF DOCUMENTS.** All notes developed under this Agreement shall become the property of the County upon completion or termination of the services by the Engineers. Upon request, the Engineer shall provide the County the original copy of all notes and documents. Nothing in this provision shall prohibit the Engineers from retaining a copy of all documents generated during the course of performance of services under this Agreement.
7. **INDEMNIFICATION.** The Engineers shall and hereby agree to hold and save the County harmless from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, suit and court costs for personal injury, property damage, and/or deaths or damages arising out of the Engineers' or any of its agents' and servants' and employees' negligent acts, errors or omissions for services under this Agreement.
8. **INSURANCE.** The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. It

must be disclosed on the face of the certificates the coverage is on an occurrence basis, unless otherwise noted.

General Liability*	\$1,000,000/2,000,000
Automobile Liability	\$1,000,000
Excess Liability (Umbrella)*	\$5,000,000/5,000,000
Workers' Compensation, Statutory Benefits Coverage B	Statutory
Professional Liability*,**	\$1,000,000/2,000,000

\* Occurrence/Aggregate

\*\* Claims Made Basis

**9. STATUTES, REGULATIONS AND CODES.** The Engineers agree all services provided under this Agreement shall be subject to all applicable Federal, State and County laws, regulations and code requirements, including the provisions of Section 479.29 of the Code of Iowa.

**10. OBLIGATIONS OF COUNTY.**

- a. Provide all available information that would be mutually beneficial or prudent to the project.
- b. Designate a liaison from the County who will serve at the primary point of contact with the Engineers and shall be responsible to coordinate the Engineers services and receive documents generated by the Engineer during the course of performance of services under this agreement.

**11. COMPLETENESS OF CONTRACT.** This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

**IN WITNESS WHEREOF**, the parties have hereunto subscribed their names on the date first written above.

**WOODBURY COUNTY**

**ATTEST:**

By \_\_\_\_\_

By \_\_\_\_\_

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

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

**VEENSTRA & KIMM, INC.**

**ATTEST:**

By \_\_\_\_\_

By \_\_\_\_\_

Branch Surveyor

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

# 116

Date: March 26, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: Mark J. Nahra P.E. Secondary Roads Dept Head

SUBJECT: **Consideration of permit to work in the Highway Right of Way for ditch cleaning.**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**Consideration X**

**WORDING FOR AGENDA ITEM:** Consideration of the permit for work within the Highway Right of Way for ditch cleaning for Hunt Farms of Salix, IA. Larry Etler, Tile line will be located in Sections 6 of Willow Township on 290<sup>th</sup> Street.

**EXECUTIVE SUMMARY:** Ditch cleaning to approve field drainage.

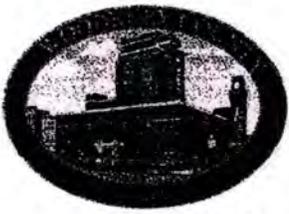
**BACKGROUND:** Work in ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Recommend approval of application.

**ACTION REQUIRED:** Motion to approve permit to work in the Highway Right of Way for Hunt Farms.

*Approved by Board of Supervisors March 3, 2015.*



# Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

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

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

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

## WOODBURY COUNTY SECONDARY ROAD DEPARTMENT

### PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Randy Hunt Phone No.: 712-253-3751

Mailing Address: 2836 Eastland Ave Salix IA 51052

Township: Willow Section: 6

Woodbury County, State of Iowa, and Randy Hunt (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

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

Clean out ditch on north side of 290th Street. Clean out from Franklin Ave East to the Garretson Drainage ditch. Todd Sulsberger has given consent to clean in front of their property - Randy Hunt will act as their Agent in clean out activities.

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

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

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

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

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

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



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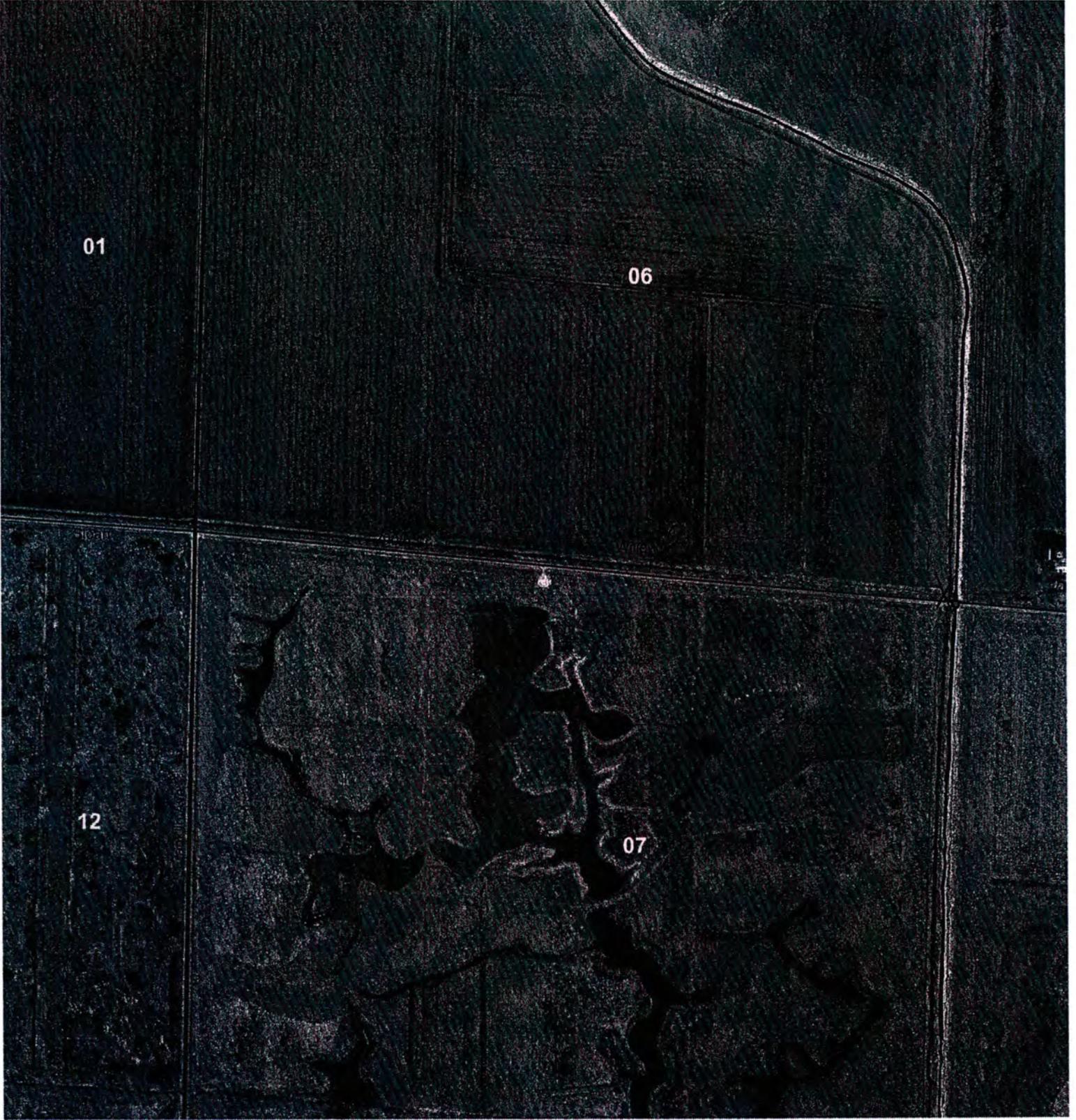


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**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

# 11c

Date: March 26, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, P.E., Secondary Roads Dept Head

SUBJECT: **Consider Resolution to Place a Seasonal Embargo on 250<sup>th</sup> Street, from Hwy 31 to L27**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Consider Resolution to Place a Seasonal Embargo on 250<sup>th</sup> Street, County Route D51 in Sections 20 and 21 of Miller Township

**EXECUTIVE SUMMARY:** Resolution gives the Board of Supervisors power to prohibit the operations of vehicles in excess weight on such roads, and to impose restrictions as to the weight of vehicles on certain roads.

**BACKGROUND:** This is an annual road embargo that we enforce, due to spring thaw, rain and other weather related conditions. It is a temporary road embargo from April 1, 2015 – June 15, 2015.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Recommend approval of resolution.

**ACTION REQUIRED:** Motion to approve the resolution.

**WOODBURY COUNTY, IOWA**  
**TEMPORARY ROAD EMBARGO – 260<sup>TH</sup> STREET**  
**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the Woodbury County Board of Supervisors believe certain secondary roads in Woodbury County, Iowa which are paved or unpaved, will be seriously damaged or destroyed unless the use of vehicles thereon is prohibited or permissible weight thereon reduced, and

**WHEREAS**, Chapter 321, Section 471 of the Code of Iowa, gives said Board the power to prohibit the operations of said vehicles on such roads, and to impose restrictions as to the weight of vehicles on said roads.

**NOW THEREFORE BE IT RESOLVED** by the Woodbury County Board of Supervisors, that, where signs are erected on a highway, operations of vehicles weighing in excess of said weight limit are prohibited on said highway.

**BE IT RESOLVED**, that the said secondary roads subject to this resolution are more particularly described as:

1. 260<sup>th</sup> Street from Highway 31 east to the intersection of County Routes D51 and L27. The effective of this resolution is April 1, 2015 through and including June 15, 2015. The County Engineer is instructed to remove said embargo earlier if road conditions allow.
2. 220<sup>th</sup> Street from County Route K29 east one and one half miles to the end of the seal coat segment. The effective of this resolution is April 1, 2015 through and including June 15, 2015.

**SO RESOLVED** this 31<sup>st</sup> day of March, 2015.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Mark A. Monson, Chairman

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

\_\_\_\_\_  
Jaclyn Smith, Member

ATTESTED:

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

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

\_\_\_\_\_  
Jeremy Taylor, Member

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RESOLUTION

# 12

Date: March 26, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

SUBJECT: The Housing of Contracts Online and Within Auditor's Office

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** The Housing of Contracts in Auditor's Office and Public Accessibility

**EXECUTIVE SUMMARY:** This motion would ask that the Auditor's office keep physical, original copies of all contracts entered into by the county board and those authorized county officials on behalf of the county that are signed by the Board of Supervisors. Such contracts would be made available to the public both by request for paper copies and shall also be made available online to allow for greater public accessibility.

**BACKGROUND:** In researching for a contract from Building Services, I learned that Woodbury County had incurred over \$419,000 in costs to a particular vendor with what I understand is no subsequent RFP, written contract, or extended agreement since 2000 when a 1997-2000 contract was signed by then Supervisor Larry Clausen. Prices have increased since then with no formal Board approval that anyone can point to contractually. I further learned that it has been an issue of discussion as to where contracts are kept and how they are accessible to all individuals. In order to conduct county business in a forthright and transparent manner, this issue must be rectified.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** That all contracts be physically housed, filed, and available within the Auditor's office as well as placed on the County's website in order for the public to be able to access them.

**ACTION REQUIRED:** Motion as follows: that the Auditor's office keep physical, original copies of all contracts entered into by the county board and those authorized county officials on behalf of the county that are signed by the Board of Supervisors. Such contracts would be made available to the public both by request for paper copies and shall also be made available online to allow for greater public accessibility.

*Approved by Board of Supervisors March 3, 2015.*

#13a

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA  
REQUEST FORM**

Date: 3-27-15  
Weekly Agenda Date: 3-31-15

DEPARTMENT HEAD / CITIZEN: Mark Monson  
SUBJECT:  
Resolution

**ACTION REQUIRED:**

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

**WORDING FOR AGENDA ITEM:**

**Be it resolved that Woodbury County supports the Sgt. Bluff Dogwood Trail project. The County will initiate the process for amending the Liberty Park Urban Renewal Area to include the Sgt. Bluff project.**

**EXECUTIVE SUMMARY:**

**The County began discussions with Sgt. Bluff in the Fall of 2014 regarding the Dogwood Trail road and surrounding area. The Woodbury County Board committed to support for the road at that time with the possibility of using TIF funds. This resolution declares intent to proceed with the process.**

**BACKGROUND:**

**Sgt. Bluff has secured a RISE grant and plans to use City funds for their portion. Sgt. Bluff will present their overall project at an upcoming Board meeting.**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

**ACTION REQUIRED: Approve the Resolution**

*Approved by Board of Supervisors March 3, 2015.*

#136

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA  
REQUEST FORM**

Date: 3-27-15  
Weekly Agenda Date: 3-31-15

DEPARTMENT HEAD / CITIZEN: Mark Monson  
SUBJECT: Resolution

**ACTION REQUIRED:**

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

**WORDING FOR AGENDA ITEM:**

Be it resolved that Woodbury County staff be directed to work with McClure Engineering, Bob Josten of Dorsey and Whitney law firm, the City of Sgt. Bluff and others to initiate the process for amending the Liberty Park Urban Renewal Area to add property on which the City's Dogwood Trail project will be constructed. This would make it possible for the County to make tax increment revenues from the Urban Renewal Area available to the City for the project, including determining the most appropriate means for the County to borrow funds for the project.

**EXECUTIVE SUMMARY:**

This Resolution directs County staff to work with the appropriate firms and people to amend the Liberty Park Urban Renewal Area to include the Sgt. Bluff Dogwood Trail project.

**BACKGROUND:**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

**ACTION REQUIRED: Approve the Resolution**

*Approved by Board of Supervisors March 3, 2015.*

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

**#13c**

Date: 3-27-15

Weekly Agenda Date: 3-31-15

DEPARTMENT HEAD / CITIZEN: Mark Monson

SUBJECT: Elevator update

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:**

The Board will approve the process of updating elevators to include engineering, development of an RFP and bringing the RFP back for Board approval to move forward with the bidding process.

**EXECUTIVE SUMMARY:**

The Board was informed by Building Services that the elevators need to be updated. The Board was informed by the budget analysis that we have funds remaining in the CIP to possibly doing one elevator. The Board could approve updating one elevator using current CIP funds and budget the second elevator in the CIP for 2017. If there is not sufficient funds in the CIP the project could be put in the CIP for 2017 and 2018. This would mean engineering on both elevators and an RFP to include both elevators over two years.

**BACKGROUND:**

**FINANCIAL IMPACT:**

To be determined

**RECOMMENDATION:**

**ACTION REQUIRED:** Approve moving forward with engineering and an RFP which would come back to the Board for approval to go out for bids. The task would be given to the Budget analysis, Building Services and Human Resources (National Landmark) to coordinate.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

#14a

Date: 3/26/15

Weekly Agenda Date: 3/31/15

DEPARTMENT HEAD / CITIZEN: David Gleiser – Director of Rural Economic Development

SUBJECT: Investing in Woodbury County Revolving Loan Fund (RLF) – Application Request

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Request for Board to consider a motion to approve the loan application for Ultimate Fitness, Inc. in the amount of \$60,000 on a 5 year fixed term at 2%.

**EXECUTIVE SUMMARY:** Applicant presents a request to help expand their existing business in Sgt. Bluff. Project will construct a new facility and create 3-4 new PT jobs. Application was approved during preliminary review. Application was then forwarded to SEDC for analysis along with \$350 application fee paid in full. Application now comes to the Board of Supervisors for final review and request for approval.

**BACKGROUND:** Item fulfills the objective of the Investing in Woodbury County RLF program.

**FINANCIAL IMPACT:** \$60,000 from the Investing in Woodbury County RLF.

**RECOMMENDATION:** Approve the request.

**ACTION REQUIRED:** Motion to approve request per staff recommendation.

*Approved by Board of Supervisors March 3, 2015.*

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

#146

Date: 3/26/15

Weekly Agenda Date: 3/31/15

DEPARTMENT HEAD / CITIZEN: David Gleiser – Director of Rural Economic Development

SUBJECT: Investing in Woodbury County Revolving Loan Fund (RLF) – Application Request

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Request for Board to consider a motion to approve the loan application for Countryman Financial Group, LLC. in the amount of \$35,000 on a 5 year fixed term at 2%.

**EXECUTIVE SUMMARY:** Applicant presents a request to help start a new business in Merville. Project will lease a newly renovated facility and create 1FT job and 1 PT job. Application was approved during preliminary review. Application was then forwarded to SEDC for analysis along with \$350 application fee paid in full. Application now comes to the Board of Supervisors for final review and request for approval.

**BACKGROUND:** Item fulfills the objective of the Investing in Woodbury County RLF program.

**FINANCIAL IMPACT:** \$35,000 from the Investing in Woodbury County RLF.

**RECOMMENDATION:** Approve the request.

**ACTION REQUIRED:** Motion to approve request per staff recommendation.

*Approved by Board of Supervisors March 3, 2015.*

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

# 14c

Date: 3/26/15

Weekly Agenda Date: 3/31/15

DEPARTMENT HEAD / CITIZEN: David Gleiser – Director of Rural Economic Development

SUBJECT: Participation in the SBDC Grant Application to the Iowa Board of Regents Innovation Fund

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Request for Board to consider a motion to approve the participation of Woodbury County in the Iowa Board of Regents Innovation Fund grant application being submitted the Iowa Small Business Development Center at Western Iowa Tech Community College and provide a \$500 match.

**EXECUTIVE SUMMARY:** The Iowa Small Business Development Center (SBDC) at WITCC is submitting an application to the Iowa Board of Regents Innovation Fund grant program to help cover expenses for SBDC staff, travel and supplies related to small business development services. SBDC currently services the counties of Woodbury, Plymouth, Cherokee, Ida, Carroll, and Monona. SBDC is requesting financial support from these counties in the amount of \$500 each, which will be used as a local match for their Innovation Fund grant application. If awarded, SBDC will receive a dollar for dollar match.

**BACKGROUND:** Item request was presented and approved by the Board of Supervisors during the previous fiscal year.

**FINANCIAL IMPACT:** \$500 from the Rural Economic Development Department budget.

**RECOMMENDATION:** Approve the request.

**ACTION REQUIRED:** Motion to approve request per staff recommendation.

*Approved by Board of Supervisors March 3, 2015.*

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

#15

Date: March 26, 2015

Weekly Agenda Date: March 31, 2015

DEPARTMENT HEAD / CITIZEN: John Pylelo, Director Planning and Zoning

SUBJECT:

**ACTION REQUIRED:**

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

**WORDING FOR AGENDA ITEM:** Office of Planning and Zoning - John Pylelo, Director      **ACTION ITEMS**

- a. A Public Hearing and Third Reading for an Amendment To Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L. and Monica M. Young.
- b. The Adoption of Ordinance No. 36 for the Amendment of Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L. and Monica M. Young.

**EXECUTIVE SUMMARY:** See Narrative Attached

**BACKGROUND:** See Narrative Attached

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Approval of Ordinance No. 36

**ACTION REQUIRED:** Open Public Hearing; Accept Public Comment; Vote to Close Public Hearing; Vote to Approve Third Reading; Vote to Approve Ordinance No.36

*Approved by Board of Supervisors March 3, 2015.*



OFFICE OF  
**Woodbury County Planning & Zoning Administrator**

**SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS – SIOUX CITY, IA 51101**

John Pylelo - Planning & Zoning Administrator • [jpylelo@sioux-city.org](mailto:jpylelo@sioux-city.org)

Peggy Napier - Clerk II • [pnapier@sioux-city.org](mailto:pnapier@sioux-city.org)

Telephone (712) 279-6557

Fax (712) 279-6530

**To: Board of Supervisors**

**From: John Pylelo – Planning and Zoning**

**Re: Board of Supervisors Meeting  
of Tuesday March 31, 2015**

**Date: March 26, 2015**

**Planning and Zoning - John Pylelo, Director**

**Public Hearing and Third Reading for an Amendment To  
Woodbury County's Zoning Ordinance Mapping Re: The Rezoning  
of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L.  
and Monica M. Young.**

Property owners James L. and Monica M. Young have filed a rezoning application for the rezoning of a 7.57 gross acre portion of the 32.77 gross acre parcel they own. The re-zoning petition requests a change from the current AP (Agricultural Preservation) to a GC (General Commercial) zoning district designation.

The applicants have a purchase agreement in place with Henning Properties, LLC (Eric Henning, President) conditioned upon the successful re-zoning of the 7.57 gross acres requested. Mr. Henning previously appeared before your Board to explain his intentions and his desire to expand his business operations known as College Products.

The location is approximately 2,800 feet southeast of Bronson near the southeast corner of the intersection of paved 210<sup>th</sup> St. and graveled Eastland Ave. The parcel abuts the south side of 210<sup>th</sup> St. and located within the NENE quarter of Section 33 in Floyd Township.

Find attached for you review:

- Location Mapping
- Plat of Survey dated January 29, 2015
- Proposed Post Expansion Site Plan
- A Parcel and Corn Suitability Rating Report

#### ZONING COMMISSION RECOMMENDATION:

On February 17, 2015 you referred this matter to the Zoning Commission for public hearing and recommendation. On February 23, 2015 the public hearing was held with the Commission voting to recommend your Board approve the requested General Commercial zoning district designation.

#### STAFF RECOMMENDATION:

The Office of Planning and Zoning supports the Zoning Commission's recommendation of rezoning approval changing the zoning to GC (General Commercial).

**Your Board is asked to hold a public hearing then vote for approval of the third reading of the zoning ordinance mapping amendment.**

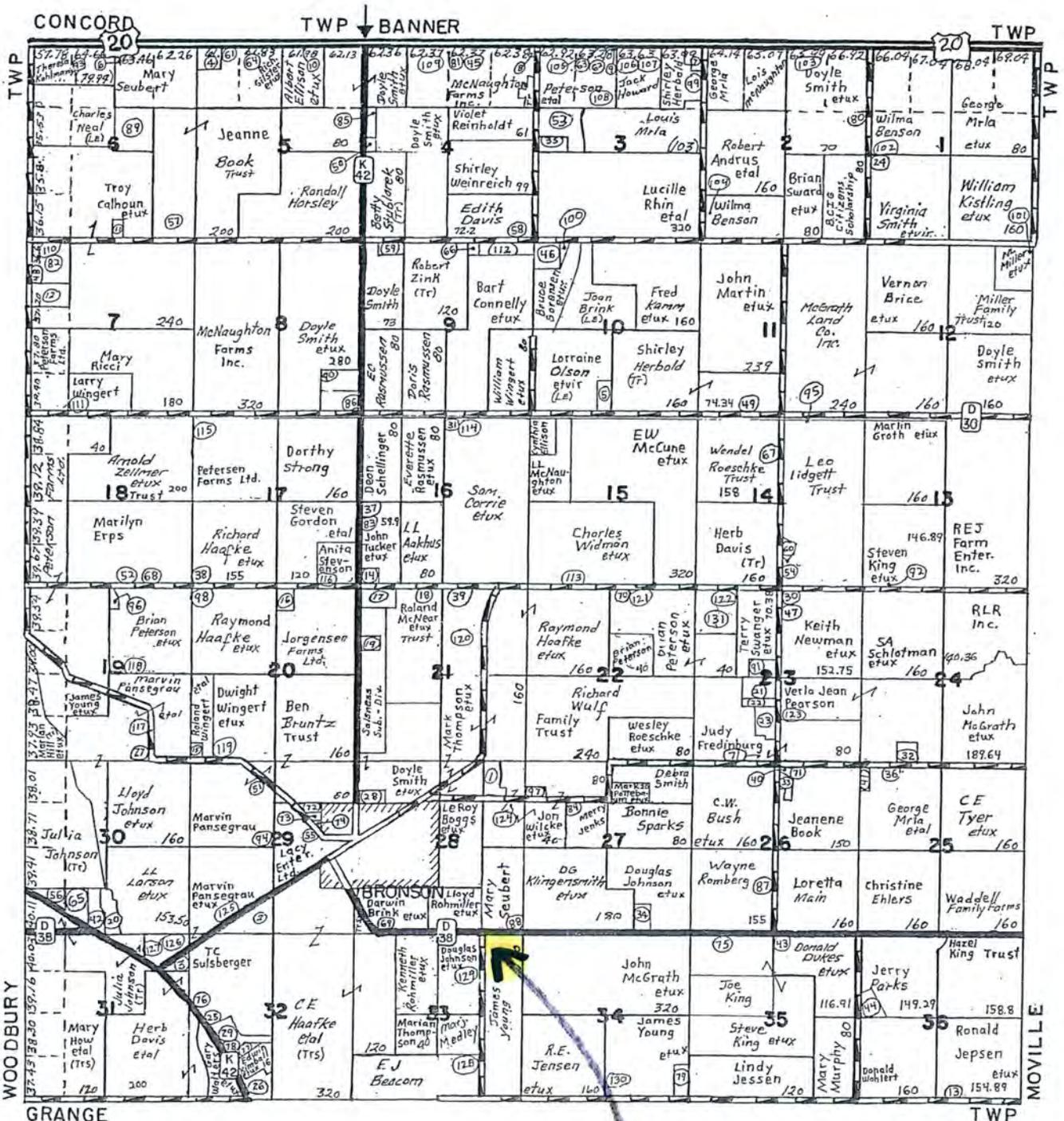
**The Adoption of Ordinance No. 36 for the Amendment of Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # [884633200008](#) for James L. and Monica M. Young.**

This is a companion agenda item to the previous item. The factual information, Zoning Commission recommendation and staff recommendation are identical to previously stated. Find attached a copy of Ordinance No. 36 for your review.

**Your Board is asked to vote for approval of Ordinance No. 36 Amending Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # [884633200008](#) for James L. and Monica M. Young.**

# FLOYD

T88N - R46W OF 5TH P M



SITE

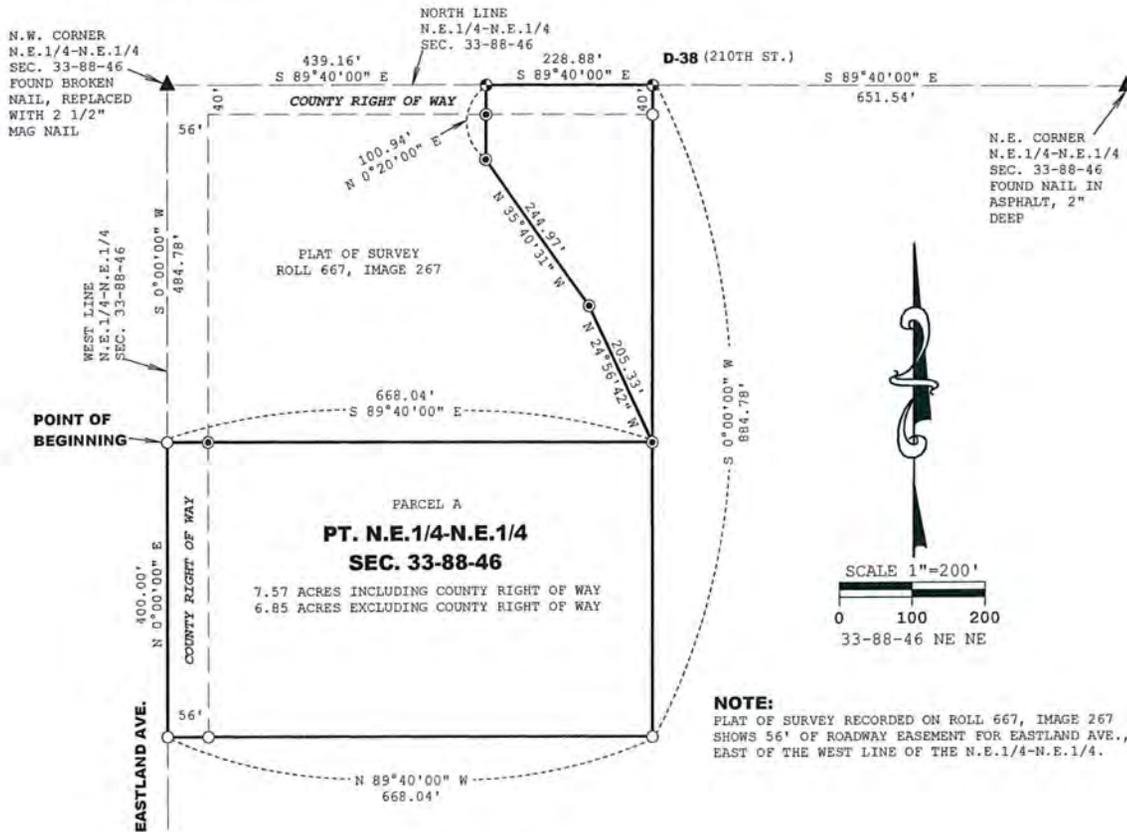
**AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 938-2228**

**PLAT OF SURVEY**

PLAT OF SURVEY SHOWING PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, T.88N., R.46W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

REQUESTED BY: HENNINGS PROPERTIES, L.L.C.

OWNER: JAMES L. YOUNG



**SURVEYOR'S DESCRIPTION:**

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.W. CORNER OF A PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 667, IMAGE 267 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE WEST LINE OF SAID PARCEL FOR 484.78 FEET TO THE S.W. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE S.89°40'00"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 668.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.24°56'42"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 205.33 FEET; THENCE N.35°40'31"W. ALONG SAID EASTERLY LINE FOR 244.97 FEET; THENCE N.0°20'00"E. ALONG SAID EASTERLY LINE FOR 100.94 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.89°40'00"E. ALONG SAID NORTH LINE FOR 228.88 FEET; THENCE S.0°00'00"W. FOR 884.78 FEET; THENCE N.89°40'00"W. FOR 668.04 FEET TO THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID WEST LINE FOR 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.57 ACRES INCLUDING COUNTY RIGHT OF WAY AND 6.85 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

DATE OF SURVEY: JANUARY 29, 2015

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
ALAN L. FAGAN	DATE
LICENSE NUMBER <u>15082</u> MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015 PAGES OR SHEETS COVERED BY THIS SEAL: <u>ONE</u>	



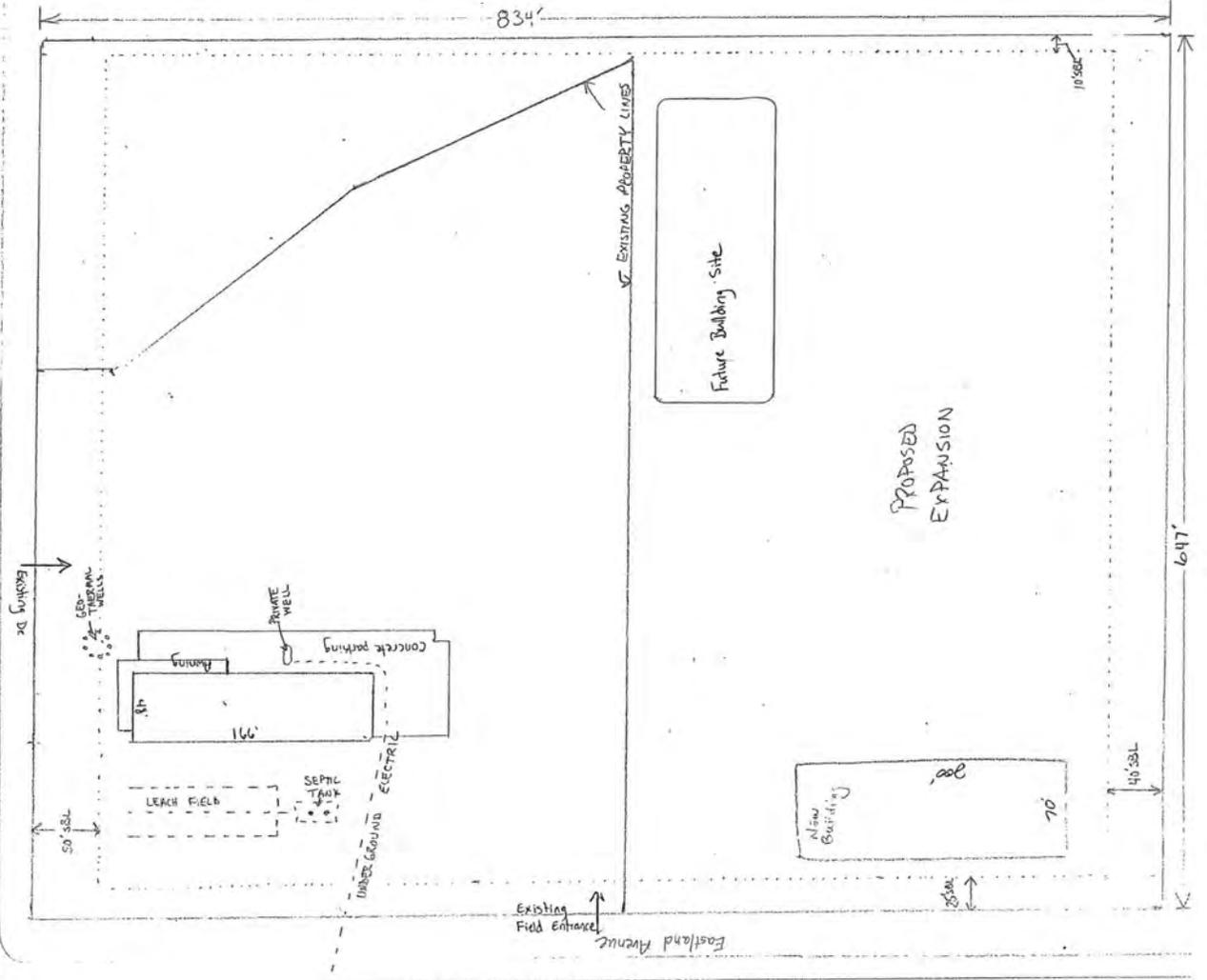
**MONUMENTS**

- ⊙ = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊛ = 2 1/2" MAG NAIL SET IN ASPHALT





210 TH STREET



834'

647'

EXISTING PROPERTY LINES

Future Building Site

PROPOSED EXPANSION

New Building

Existing Dr

CONCRETE PAVEMENT WELLS

PRIVATE WELL

Concrete parking

48'

166'

LEACH FIELD

SEPTIC TANK

UNDERGROUND ELECTRICAL

50' SBL

40' SBL

Eastland Avenue

25' SBL

10' SBL

## Woodbury County, IA / Sioux City



Date Created: 1/28/201

## Summary

**Parcel ID** 884633200008  
**Alternate ID** 819811  
**Property Address** Floyd  
**Sec/Twp/Rng** 33-88-46  
**Brief Legal Description** FLOYD TOWNSHIP NE NE (EX TCT COMM N W COR THEC E 439.16 FT, S 100.94 FT, SEL Y 244.97 FT, SELY 20 5.33 FT, W 668.04 FT, & N 484.78 FT) 33 -88-46  
 (Note: Not to be used on legal documents)  
**Document(s)** WD: 729-3782 (5/3/2013)  
**Gross Acres** 32.77  
**Net Acres** 32.77  
**Exempt Acres** 0.00  
**CSR** 1700.04  
**Class** A - Agriculture  
**Tax District** 026 FLOYD LAWTON BRONSON COMM  
**School District** LAWTON BRONSON

## Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Young James L Young Monica M 4523 Grayhawk Ridge Dr Sioux City, IA 51106		

## Land

**Lot Area** 32.77 Acres; 1,427,461SF

## Valuation

	2014	2013	2012	2011	2010
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Land Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490
+ Exempt Value	N/A	N/A	N/A	N/A	N/A
= Gross Assessed Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490
- Exempt Value	N/A	N/A	N/A	N/A	N/A
= Net Assessed Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490

## Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$32,715	\$29,691	\$28,506	\$25,184
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$32,715	\$29,691	\$28,506	\$25,184
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$32,715	\$29,691	\$28,506	\$25,184
x Levy Rate (per \$1000 of value)	28.51306	28.42445	27.71686	28.03410
= Gross Taxes Due	\$932.80	\$843.95	\$790.10	\$706.01
- Ag Land Credit	(\$29.38)	(\$38.27)	(\$29.33)	(\$20.81)
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	(\$20.88)	(\$27.20)	(\$20.71)	(\$19.50)
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00

# Woodbury County, IA / Sioux City



Date Created: 1/28/201

### Summary

**Parcel ID** 884633200008  
**Gross Acres** 32.77  
**ROW Acres** 0.00  
**Gross Taxable Acres** 32.77  
**Exempt Acres** 0.00  
**Net Taxable Acres** 32.77 (Gross Taxable Acres - Exempt Land)  
**Average CSR** 51.88 (1700.04 CSR Points / 32.77 Gross Taxable Acres)

Item (2)(F)

### Sub Parcel Summary

Description	Acres	CSR	Gross CSR Points	Assessed CSR Points
100% Value	32.77	51.88	1,700.04	1,700.04
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>32.77</b>		<b>1,700.04</b>	<b>1,700.04</b>

### Soil Summary

Description	SMS	Soil Name	CSR	Unadjusted Acres	Unadjusted CSR Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR Points
100% Value	10B2	MONONA SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	72.00	0.07	5.04	0.00	0.07	0.00	5.04
100% Value	10C2	MONONA SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	57.00	8.12	462.84	0.00	8.12	0.00	462.84
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	72.00	8.57	617.04	0.00	8.57	0.00	617.04
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	37.00	15.36	568.32	0.00	15.36	0.00	568.32
100% Value	510B2	MONONA SILT LOAM, BENCH, 2 TO 5 PERCENT SLOPES, MODERATELY E	72.00	0.65	46.80	0.00	0.65	0.00	46.80
				<b>32.77</b>	<b>1,700.04</b>	<b>0.00</b>	<b>32.77</b>	<b>0.00</b>	<b>1,700.04</b>

### IMPORTANT NOTICE

All data posted is certified as of July 1, 2013

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose.

The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Legal descriptions should be obtained from the County Auditor's office located at 620 Douglas, Sioux City, or by calling 712-279-6603. The legal descriptions shown on the property record card are merely abbreviated tax descriptions intended only to help identify the property.

Last Data Upload: 1/28/2015 7:05:34 AM



**WOODBURY COUNTY, IOWA**

**ORDINANCE NO. 36**

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

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

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

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

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

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

**Dated this 31<sup>st</sup> day of March, 2015.**

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

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

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

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

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

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

**ATTESTED TO**

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

ITEM ONE (1)

Property Owner: James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106

Petitioner: James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106

Pursuant to Section 335 of the Code of Iowa, 2014, the Woodbury Count Board of Supervisors held public hearings on March 17<sup>th</sup>, 24<sup>th</sup> and 31<sup>st</sup>, 2015 to amend the Woodbury County Zoning and Subdivision Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the GC (General Commercial) Zoning District designation for:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.W. CORNER OF A PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 667, IMAGE 267 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE WEST LINE OF SAID PARCEL FOR 484.78 FEET TO THE S.W. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE S.89°40'00"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 668.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.24°56'42"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 205.33 FEET; THENCE N.35°40'31"W. ALONG SAID EASTERLY LINE FOR 244.97 FEET; THENCE N.0°20'00"E. ALONG SAID EASTERLY LINE FOR 100.94 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.89°40'00"E. ALONG SAID NORTH LINE FOR 228.88 FEET; THENCE S.0°00'00"W. FOR 884.78 FEET; THENCE N.89°40'00"W. FOR 668.04 FEET TO THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID WEST LINE FOR 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.57 ACRES INCLUDING COUNTY RIGHT OF WAY AND 6.85 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

Also referred to as a portion of GIS parcel #884633200008. Petitioners are James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106.

1<sup>st</sup> Reading 03/17/2015; 2<sup>nd</sup> Reading 03/24/2015; 3<sup>rd</sup> Reading and Ordinance Approval 03/31/2015



Founders: Marianne and W. L. Jackson, M.D.

March 20, 2015

MAR 25 2015 PM 4:08

Karen James  
Administrative Coordinator  
Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, Iowa 51101

**RE: Phoenix Program Closeout**

Dear Ms. James:

I am writing to provide the latest information on the closeout plans for the Phoenix Program.

As you know, the County Board of Supervisors elected to discontinue funding of the Phoenix In Jail Substance Abuse Treatment Program. To avoid abrupt disruptions to services, we have initiated plans to discontinue new admissions to the program while continuing to serve those persons already in Phoenix. As a result of these actions:

- The last patient in the in-jail portion of the program should be finished by the end of March 2015. Consequently, Jackson will discontinue billing the county for the staff member previously assigned to this function.
- Individuals in the outpatient portion of the program will continue to be seen through the end of the current budget year. Jackson will continue billing for these services until the budget year expires. Any patients remaining in services beyond that date will continue to receive no cost treatment until completion.

Jackson appreciates Woodbury County's past support of this program, and we would look forward to working together in the future should the opportunity present itself. Please do not hesitate to contact me at 234-2349 if the Board has any questions or other issues I can address.

Sincerely,

JACKSON RECOVERY CENTERS, INC.

Clifford G. Millard, Ph.D.  
Vice President and COO

CGM/p.



3775 EP True Parkway, #124, West Des Moines, Ia. 50265  
515/221-1961 (phone) 515/707-7451 (cell) 515/598-7897 (fax)  
[jtorbertidda@gmail.com](mailto:jtorbertidda@gmail.com)  
[www.iowadrainage.org](http://www.iowadrainage.org)

**Date:** March 25, 2015

**To:** IDDA membership

**From:** John T. Torbert, CAE

**Re:** Suit by Des Moines Waterworks (DMWW)

As anticipated, the Des Moines Waterworks Board of Trustees has voted to file suit against boards of supervisors in three Iowa Counties – Buena Vista, Calhoun and Sac. The suit is filed against the supervisors in their capacity as drainage district trustees.

The purpose of the suit is to force drainage districts to obtain NPDES (National Pollution Discharge Elimination System) permits, one for each point source in the district, from the Iowa Department of Natural Resources as part of their compliance with the Clean Water Act. County supervisors would be forced to regulate landowners and their drainage discharges to stay in compliance with the terms of the NPDES permit. Districts with elected trustees would be affected in the same fashion.

The suit also contains multiple causes of action not based on the Clean Water Act. Among the other allegations contained in the suit are; public nuisance, statutory nuisance, private nuisance, trespass, negligence, and taking without just compensation. Unspecified damages are requested. In these claims, the Complaint addresses conduct of similarly situated drainage districts in the state and looks to hold them jointly and severally liable. This is a clear indication of the breath of impact this litigation will have and the exposure to liability statewide. This litigation literally involves every drainage district and drain tile in the state.

If the suit is successful, it will forever change the face of drainage as it now exists. **This suit is the biggest threat to landowner drainage rights that has ever been posed.** Frankly, it is difficult to even theorize on how such a system could be implemented. Drainage district discharge has never been subject to the requirements of the Clean Water Act by either the IDNR or the EPA as agricultural stormwater runoff is specifically exempt from the CWA. What the suit is attempting to do is to use the courts to rewrite the law.

The DMWW suit is a citizen's suit under the federal Clean Water Act. Federal suits are usually multiple year events and end up being quite costly for everyone involved. Obviously, the longer the suit goes without resolution, the greater the costs are incurred.

The three counties have retained legal counsel and are planning a vigorous defense to the case.

Anticipating the lawsuit, the IDDA board met in early March and discussed how we could best assist the three counties. After looking at several legal options, the board decided that IDDA should intervene in the case. Whether IDDA or any other party can intervene or not is up to the judge who is assigned the case. We believe we have a very strong argument to be allowed to intervene as this case could have far-reaching effects on all drainage districts and that we are the voice of drainage districts in Iowa.

Intervention means that IDDA would actually become part of the case instead of trying to influence things from the outside. Intervention is the best way to ensure that the interests of all drainage interests are protected. And it gives the three counties being sued the strongest legal support possible.

Intervention comes at a cost however. We estimate that, depending on how long the case takes, that the cost of intervention could exceed \$250,000. We do not have the budget to mount such an effort without additional financial support from member counties.

We are asking that each county pledge \$5,000/year for a three-year time commitment. If it turns out that the lawsuit is resolved more quickly than anticipated, we could potentially cancel the second and/or third years of the commitment. That decision would be up to the IDDA board. These funds will only be used to fund IDDA intervention in the lawsuit and related costs.

**IDDA cannot do this with a strong commitment of funds.** It is vitally important that you give positive consideration to this request. **Our goal is to have 100% member participation in the legal fund. The larger the percent of participation, the more persuasive is the argument that intervention by the IDDA should be granted by the U.S. District Court. It is the most important thing your county can do to protect the rights of the landowners in your drainage districts that you represent.** If you have any questions, please contact me directly.

Iowa Drainage District Association  
PO Box 509  
Humboldt, IA 50548

# Invoice

Date	Invoice #
3/25/2015	4184

John Torbert (515) 221-1961

Bill To
Woodbury County Supervisors Woodbury County Courthouse 620 Douglas St Sioux City, IA 51101



MAR 27 2015 AM 11:21

# Iowa Drainage District Association

Quantity	Item Code	Description	Price Each	Amount
1	DMWW - County	Des Moines Waterworks Lawsuit Funding	5,000.00	5,000.00
			<b>Total</b>	<b>\$5,000.00</b>

Whereas, the Des Moines Waterworks has filed suit under the Clean Water Act against drainage districts in Buena Vista, Calhoun and Sac counties, and;

Whereas, the suit would seek to regulate agricultural practices which are currently exempt from regulation under the Clean Water Act, and;

Whereas, the suit, if successful would impose regulatory burdens upon drainage districts and the landowners in those districts, and;

Whereas, the suit, if successful, would require drainage district trustees to exercise powers that are not legally available to them under existing state law, and;

Whereas, the suit would irreparably harm drainage rights, operations and row crop production in this county, and;

Whereas, it is recognized that the suit, while filed against a small number of districts would, if successful, be applicable to all districts in Iowa and in other states, and;

Whereas, it is recognized that a strong legal defense must be made against the lawsuit, and;

Whereas, it would be in the best interests of drainage districts to have the Iowa Drainage District Association intervene in the case to represent the interests of all drainage districts in Iowa,

Now, therefor be it resolved that the \_\_\_\_\_ County Board of Supervisors pledges financial support to the IDDA to help fund their intervention in the lawsuit.

Now, therefor be it further resolved that the financial support will be in the amount of \$5,000/year for three years payable to the IDDA litigation fund for use towards the costs and legal fees relating to the IDDA intervention in the lawsuit. If the lawsuit is resolved in a prompt fashion and the second or third years of the financial support is not necessary, the IDDA board will notify the county that the additional financial support is not necessary.

Dated this \_\_\_ day of April, 2015

\_\_\_\_\_ County Board of Supervisors

(please forward a copy of this resolution along with payment to TP Anderson Company at the address on the invoice.)

*Karen James*



OFFICE OF  
**Woodbury County Planning & Zoning Administrator**

**SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS – SIOUX CITY, IA 51101**

John Pylelo - Planning & Zoning Administrator • [jpylelo@sioux-city.org](mailto:jpylelo@sioux-city.org)

Peggy Napier - Clerk II • [pnapier@sioux-city.org](mailto:pnapier@sioux-city.org)

Telephone (712) 279-6557

Fax (712) 279-6530

DATE: March 4, 2015

TO: Sharon Tahtinen - Iowa Department of Natural Resources  
Bill Cappuccio – FEMA Iowa Floodplain Coordinator  
Mark Nahra - Woodbury County, Iowa Engineer  
Siouxland District Health Department  
Justin Iverson - Fire Chief Salix, Iowa  
Gary Brown - Woodbury County, Iowa Emergency Services  
David Gleiser – Woodbury County, Rural Economic Development  
Barb Parker - Liberty Township Clerk  
Barb Parker - City Clerk of Salix, Iowa  
Lisa McCardle - City Clerk Sioux City, Iowa  
Renee Fangman - City Clerk Sergeant Bluff  
Dixie Iverson – City Clerk Sloan  
Sheriff David Drew - Woodbury County, Iowa  
Iowa Department of Transportation  
Rick Schneider - Woodbury County Iowa Conservation  
Sindt – Woodbury County Soil & Water Conservation District  
Karen James - Woodbury County Board of Supervisors Office  
Dwight Lang -Siouxland Interstate Metropolitan Planning Council  
Ricky J. Mach – City of Sioux City Water Department  
Doug Johnson - Federal Aviation Administration  
Rod Earlywine – Sergeant Bluff Luton Community School District  
MidAmerican Energy, Inc.  
Northern Natural Gas Company

FROM: John Pylelo, Director of Planning and Zoning

RE: Public Hearing for a Conditional Use Permit for Ag Processors, Inc.  
Expansion; 6:00PM Monday April 6, 2015 First Floor Woodbury County  
Courthouse

This notice is to advise you property owner Ag Processors, Inc. has applied for a Conditional Use Permit.

You are being advised should you wish to make formal comment on the impact of the applied for use upon public right-of-way, infrastructure, public services, public safety or make any other comment.

Ag Processors, Inc. has applied for a Conditional Use Permit to construct a soybean oil refinery adjacent to the company's existing soybean processing and soybean biodiesel facilities.

The location of the proposed refinery lies within the W ½ of section 31 of Liberty Township. The project is located within a portion of GIS Parcel #874731300001 which consists of 85.34 acres. The drive servicing the parcel is addressed 2753 Port Neal Circle, Sergeant Bluff, IA 51054. The referenced location has a GI (General Industrial) zoning district designation with the proposed use conditionally permitted therein.

Enclosed find location and site plan information.

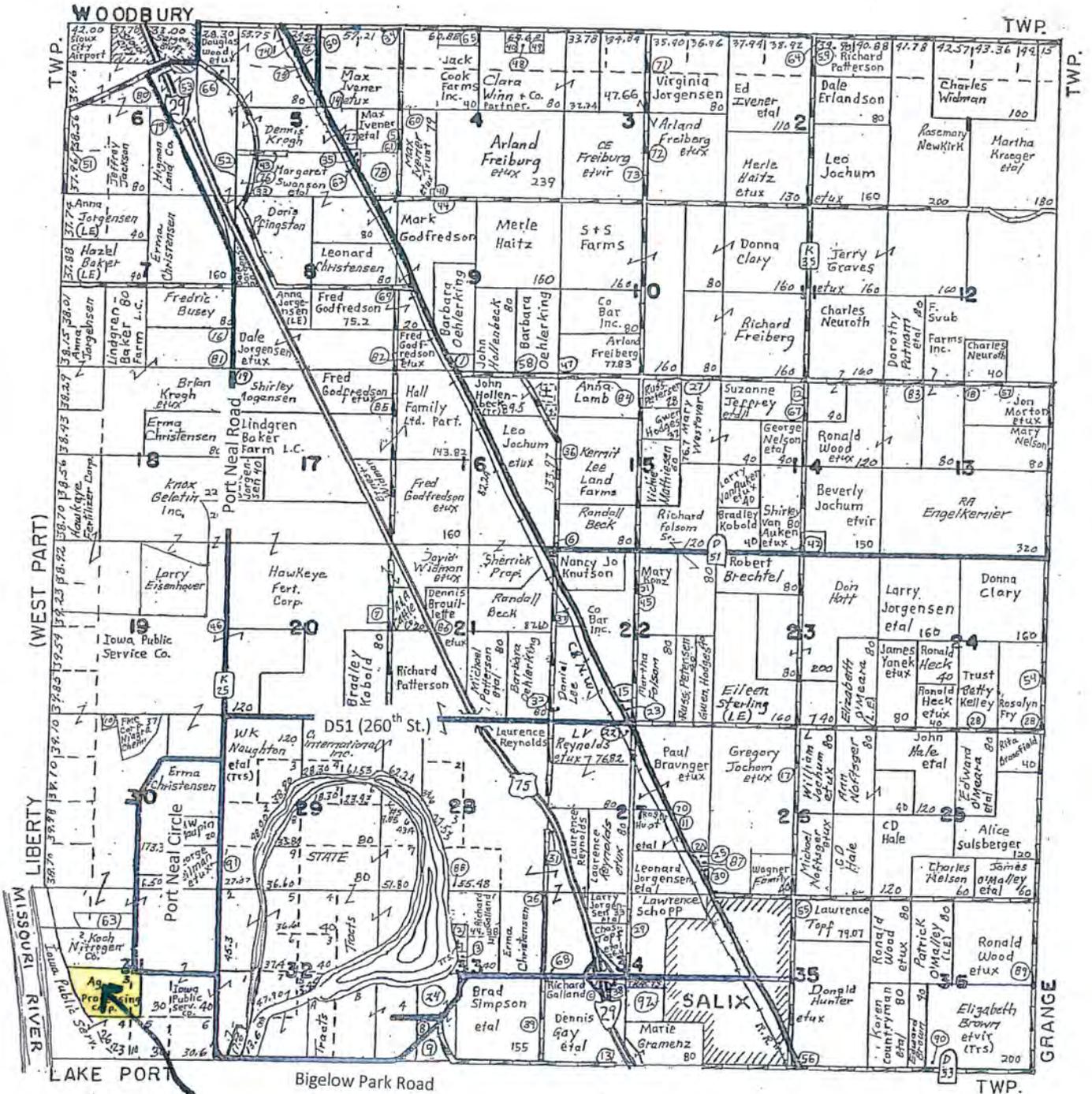
**The Board of Adjustment's public hearing on this matter is scheduled at its 6:00 PM meeting on Monday, April 6, 2015 and will be held on the 1<sup>st</sup> floor of the Woodbury County Courthouse, 620 Douglas Street, Downtown Sioux City, Iowa 51101. Please use the 7<sup>th</sup> St. entrance to the Courthouse.**

You can provide public testimony regarding this matter by attending the public hearing or by forwarding your written comments by mail or e-mail to: The Office of Planning and Zoning, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; E-mail to [jpylelo@sioux-city.org](mailto:jpylelo@sioux-city.org)

Please provide written comments so they are received no later than 10:00 AM Monday April 6, 2015. If physically attending the public hearing please use the 7<sup>th</sup> St. entrance to the Woodbury County Courthouse. Be advised security procedures are now in place when entering the Courthouse.

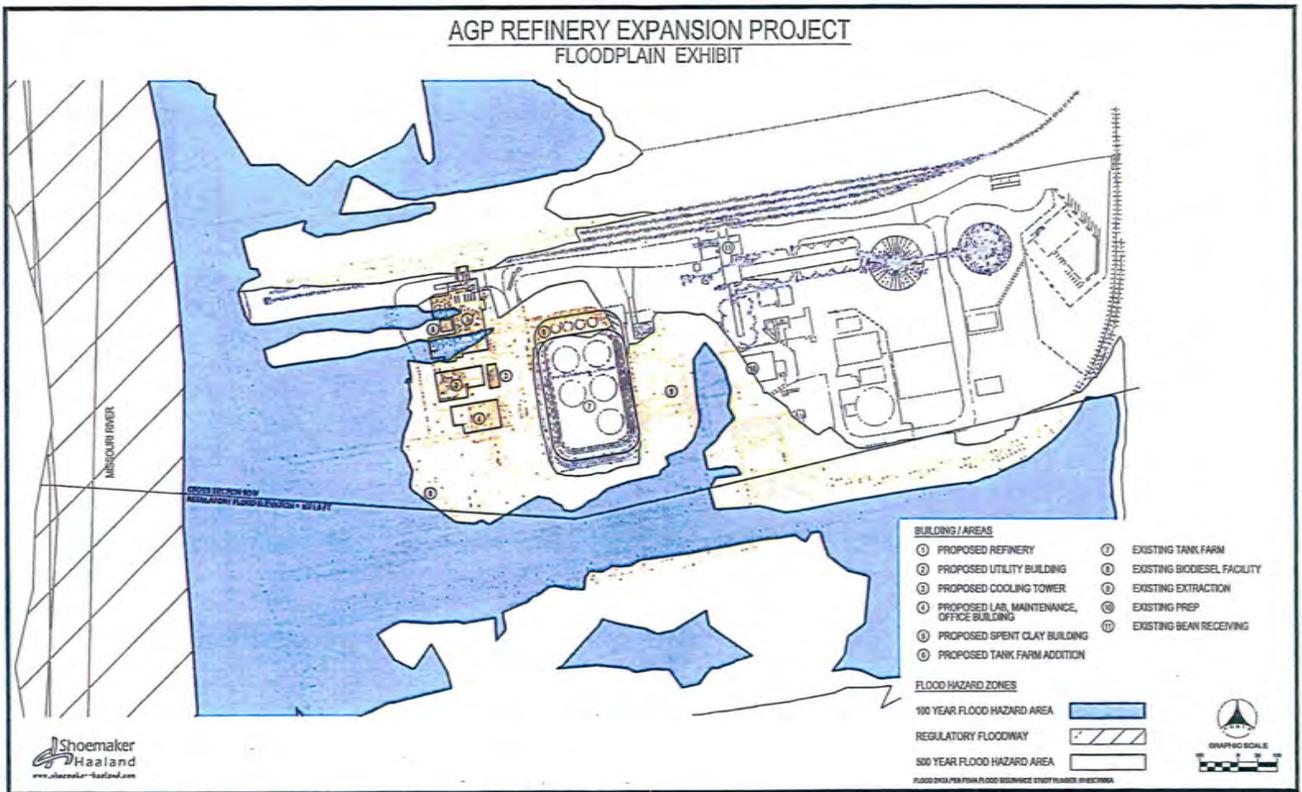
# LIBERTY EAST PART

T-87N R-47W OF THE 5TH P.M.



Site

**AGP REFINERY EXPANSION PROJECT  
FLOODPLAIN EXHIBIT**



# Faces of Siouland

## Multicultural Fair

**Free Admission**

Live Entertainment

Arts and Crafts for children

Informational Booths

Food & Crafts for Sale

***Sunday March 29, 2015***

Noon - 4:00 pm

Long Lines Family

Rec Center

For More Information

Call the Human Rights Commission

279-6985



**YOU ARE INVITED**

*Ribbon Cutting  
Celebration!!!*

**THURSDAY APRIL 2ND  
11 A.M. - 7:00 P.M.**

Siouxland Chamber 11:30 a.m. (Open House 11 a.m. - 2 p.m.)

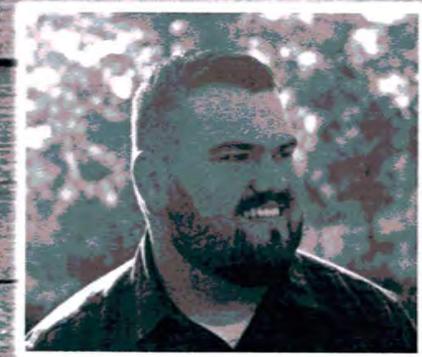
South Sioux City Area Chamber - 4:30 p.m. (Open House 4 p.m. - 7 p.m.)

We would be honored to have you and your family join us for an Open House in celebration of the opening of Inside-Out Family Chiropractic!

Refreshments , Lunch & Incredible Door Prizes!



*Leading Families in Siouxland  
into a Healthier Tomorrow*



**3206 Singing Hills Boulevard  
Sioux City, IA 51106**

**712-222-1160**

**[www.insideout4health.com](http://www.insideout4health.com)**

**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.**

**March 2015**

March 16, 2015		17
March 17, 2015	18	18
March 18, 2015	17	17
March 19, 2015	17	17
March 20, 2015	17	17
March 21, 2015	17	17
March 22, 2015	17	17
March 23, 2015	17	

The Center averaged 17.1 residents per day during the 6:00 a.m. head count and 17.1 during the 6:00 p.m. count for a weekly average of 17.1 residents per day during the above.

Of the seventeen residents detained on March 23, 2015, ten or fifty eight percent were identified gang members Of the ten, four or forty percent were identified as hard core members.

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

Mark Olsen

Director

WCJDC

March 23, 2015