



## Woodbury County Law Enforcement Center Authority

Ron Wieck, Chair  
Dan Moore, Secretary  
Mark Nelson, Treasurer

Woodbury County Courthouse  
620 Douglas Street, Room #104  
Sioux City, Iowa 51101  
712.279.6525  
lecauthority@gmail.com

### AGENDA

**Tuesday, July 29, 2025, 2:00 p.m.**

#### **Basement Boardroom, Woodbury County Courthouse**

**2:00 p.m.** Call the meeting to order

Reminder: Please silence all cell phones and electronic devices. When speaking, please come to the podium, state your name, address, and speak loudly and clearly. Thank you – Chairman Ron Wieck

1. Approval of the agenda
2. Approval of the meeting minutes from July 15, 2025
3. Approval of claims
4. Financial Report – Ryan Ericson (Woodbury County)
5. Non-Qualified Use Report – Ryan Ericson (Woodbury County)
6. Discussion and action on Winkler Roofing quote for PR 54– Shane Albrecht (Baker Group)
7. Discussion and action on Terracon quote for parking lot core samples – Shane Albrecht (Baker Group)
8. Approve Payment for Thompson Solution Groups invoice for \$5,250.00 for work on mini split in room 0046. – Shane Albrecht (Baker Group)
9. Information and update on the LEC project – Shane Albrecht (Baker Group)
10. Public concerns
11. Authority Board Members concerns
12. Closed session with Fredrikson & Byron Law Firm (Iowa Code Chapter 21.5(1)(c))
13. Adjourn

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

July 15, 2025, 2:00 p.m.

Basement Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Mark Nelson

Staff: Karen James, Administrative Assistant, Shane Albrecht, Baker Group, Jodie McDougal, Attorney Kevin Rost, Goldberg Group Architects (by phone), Kenny Schmitz, Building Services Director, Ryan Ericson, Budget Finance Director

1. Motion by Moore, second by Nelson to approve the agenda. Carried 3-0
2. Motion by Nelson, second by Moore to approve the minutes of July 1, 2025, meeting. Carried 3-0
3. Motion by Nelson, second by Moore to approve the claims totaling \$500.00 Carried 3-0
4. Ryan Ericson, Finance Director, gave an update to the financial report
5. Motion by Nelson, second by Wieck to approve quote from CW Suter for PR 54 in the amount of \$51,570. Carried 3-0
6. Motion by Moore, second by Nelson to approve quote from Thompson Solution Group for PR 54 in the amount of \$5,925.00. Carried 3-0
7. Motion by Nelson, second by Wieck to approve quote from Thompson Solution Group for an additional panel in the amount of \$29,820.00. Carried 3-0
8. Motion by Moore, second by Nelson to approve CW Suter quote for materials for AHU-1 and AHU-3 in the amount of \$1,3994.00. Carried 3-0
9. Shane Albrecht, Baker Group, Kevin Rost, Goldberg Group Architect, gave an update on the LEC facility.
10. John Mack, KCAU-TV had questions regarding the press release and the joint demand letter.
11. There were no Authority Board Members concerns.
12. Motion by Wieck, second by Moore to go into closed session per Iowa Code 21.5 (1) (c) with Fredrikson & Byron Law Firm. Carried 3-0 on a roll-call vote.  
  
Motion by Nelson, second by Moore to go out of closed session per Iowa Code 21.5(1) (c) with Fredrikson & Byron Law Firm. Carried 3-0 on a roll-call vote.
13. Motion by Wieck, second by Nelson to adjourn the meeting.

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Dan Moore, Secretary



Woodbury County

# Expense Approval Report

By Segment (Select Below)

Post Dates 7/29/2025 - 7/29/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Baker Group	4750-45-9111-000-61002	301093	4750-Jail Project-Project Man...	07/29/2025	26,987.00
Baker Group	4753-45-9111-000-61002	301119	4753-Jail Project- Project Man...	07/29/2025	1,305.00
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>28,292.00</b>
<b>Grand Total:</b>					<b>28,292.00</b>

**Report Summary****Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750 - Justice Center Taxable Bonds	26,987.00	0.00
4753 - Justice Center Miscellaneous Revenue	1,305.00	0.00
<b>Grand Total:</b>	<b>28,292.00</b>	<b>0.00</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750-45-9111-000-61002	Project Management	26,987.00	0.00
4753-45-9111-000-61002	Project Management	1,305.00	0.00
<b>Grand Total:</b>		<b>28,292.00</b>	<b>0.00</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750-9111-PROJECT MANAGEMENT	26,987.00	0.00
4753-LOAN-MISC/ADMINISTRATION	1,305.00	0.00
<b>Grand Total:</b>	<b>28,292.00</b>	<b>0.00</b>



Woodbury County

# Expense Approval Report

By Segment (Select Below)

Post Dates 6/30/2025 - 6/30/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Fredrikson	4753-45-9111-000-61004	1943344	4753-Jail Project-Professional ...	06/30/2025	23,653.57
Baker Group	4750-45-9111-000-61002	301093 06/30	4750-Jail Project-Project Man...	06/30/2025	4,349.10
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>28,002.67</b>
<b>Grand Total:</b>					<b>28,002.67</b>

**Report Summary****Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
4750 - Justice Center Taxable Bonds	4,349.10
4753 - Justice Center Miscellaneous Revenue	23,653.57
<b>Grand Total:</b>	<b>28,002.67</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
4750-45-9111-000-61002	Project Management	4,349.10
4753-45-9111-000-61004	Misc/Administration	23,653.57
<b>Grand Total:</b>		<b>28,002.67</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>
4750-9111-PROJECT MANAGEMENT	4,349.10
4753-LOAN-MISC/ADMINISTRATION	23,653.57
<b>Grand Total:</b>	<b>28,002.67</b>

**Woodbury County Law Enforcement Center Funds**

**Period Recap**

**July 12, 2025 - July 25, 2025**

<b><u>Fund</u></b>	<b><u>Fund #</u></b>	<b><u>Beginning Fund Balance</u></b>	<b><u>Period Revenue</u></b>	<b><u>Period Expenditures</u></b>	<b><u>Ending Fund Balance</u></b>
Justice Center - Taxable Bonds	4750	3,263,092.76	-	-	3,263,092.76
Justice Center -ARPA02 (Standard Deduction)	0005	complete			complete
Justice Center - ARPA12 Projects	0005	complete			complete
Justice Center - Miscellaneous Revenues	4753	724,334.62	-	500.00	723,834.62
Justice Center - Debt Service	4754	-	-	-	-
Justice Center Maintenance - 20%	4756	1,626,732.28	-	-	1,626,732.28
Totals of All Justice Center Funds		5,614,159.66	-	500.00	5,613,659.66

**Revenues & Expenditures for this Reporting Period**

**Revenues** for the period covered:

Lease payment from Woodbury County	-
Lease payment from Woodbury County	-
Interest earned on Justice Center Taxable Bonds	-
Interest earned on Justice Center Misc	-
Interest earned on Justice Center Maintenance Fund	-
Total Revenues	-

**Disbursements:**

**Debt Service Payments:**

Principal	-
Fees	-
Interest	-
	-

**Taxable Bonds:**

Baker Group	-
CW Suter	-
Thompson Electric	-
	-

**Miscellaneous Fund:**

UMB Bank	500.00
Baker Group	-
Fredrikson	-
	500.00

**Maintenance Fund:**

-

Total Disbursed	500.00
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Law Enforcement Center  
Non-Qualified Use Report  
For the Period of November 2024 to April 2025

Month	Avg Population	Non-Qualified Population	Operational Capacity	% Non-Qualified of Total Population	% Non-Qualified of Operational Capacity	Revenue	
Nov-24	258	31	498	12.0%	6.2%	\$	43,874
Dec-24	248	33	498	13.3%	6.6%	\$	94,367
Jan-25	285	45	498	15.8%	9.0%	\$	102,900
Feb-25	288	54	498	18.8%	10.8%	\$	140,100
Mar-25	300	78	498	26.0%	15.7%	\$	155,537
Apr-25	320	99	498	30.9%	19.9%	\$	222,700

Non-Qualified definition is prisoners held pursuant to County contracts with U.S. Marshals Service, U.S. Immigration and Customs Enforcement, and any other non-governmental use not subject to a use exception in Section 141 of the Code.

C. During the Lease Term, the County will take no action which would cause the Bonds to become "private activity bonds" as defined in Section 141(a) of the Code, including any use in excess of fifty percent (50%) of the Facility to or by any person other than a governmental unit. To show compliance with this covenant, the County shall deliver a semiannual report to the Authority documenting: (i) the average monthly occupancy of the Facility distinguishing Qualified Use from Non-Qualified Use; and (ii) the other revenues received by the County with respect to such Non-Qualified Use. This report shall be due beginning on November 1, 2021, and continuing semiannually thereafter on the first day of May and November in each year during the Lease Term.

# WINKLER ROOFING, INC.

3325 28TH STREET  
SIOUX CITY, IA 51105  
712-277-4114

## Proposal

Date	Proposal #
7/22/2025	25-063

Name / Address
WOODBURY COUNTY LEC ATTN: SHANE ALBRECHT

Job Name / Address

*Acceptance of Proposal - The "Important Information about your Roofing Job" sheet has been read and signed to be returned with "Color Selection" sheet. You are authorizing Winkler Roofing, Inc. to do the work as specified. Payment is due 10 days after completion. Should Winkler Roofing, Inc. be required to enforce its rights under this Proposal by legal action, Owner agrees to pay Winkler Roofing, Inc. reasonable attorney fees and expenses.*

Proposal Terms	Phone Number

### Description

**RE: FLASHING NEW ROOF PENETRATIONS ON EXISTING TPO ROOF SYSTEM.**

- 1. WE WILL DEMO THE EXISTING ROOF SYSTEM, IN 2 LOCATIONS TO BE MARKED AND SIZED BY OTHERS, DOWN TO THE EXISTING STEEL ROOF DECK.**
- 2. CUTTING THE OPENINGS IN THE STEEL DECK, INSTALLATION OF ANY REQUIRED WOOD BLOCKING AND THE INSTALLATION OF THE NEW EXHAUST FAN CURBS TO BE BY OTHERS. TOP OF CURB SHALL BE NO LESS THAN 12" ABOVE THE ADJACENT FINISHED ROOF SYSTEM AT ITS LOWEST POINT.**
- 3. WE WILL INFILL AROUND THE NEW CURBS, AS REQUIRED, WITH EXISTING INSULATION AND COVER BOARD TO MATCH ADJACENT EXISTING THICKNESS AND SLOPE.**
- 4. INSTALL NEW TAPERED INSULATION CRICKETS AT NEW ROOF CURBS, AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.**
- 5. INSULATE THE SIDES OF THE NEW EXHAUST FAN CURBS IF REQUIRED.**
- 6. ALL INSULATION TO BE MECHANICALLY ATTACHED WITH SCREWS AND PLATES.**
- 7. CLEAN THE PERIMETER SALVAGE EDGE AREAS OF THE EXISTING TPO WITH WEATHERED MEMBRANE CLEANER.**
- 8. FLASH THE NEW CURBS, UP-AND-OVER WITH NEW 60 MIL TPO MEMBRANE AND BONDING ADHESIVE, AND MAKE PROPER TIES AND TERMINATIONS TO EXISTING.**
- 9. INSTALL WHITE UNCURED, UNSUPPORTED FLASHING, AND T-PATCH MEMBRANE AS NECESSARY TO SEAL OPENINGS, CORNERS, AND SEAM INTERSECTIONS.**

**INVOICES UNPAID AFTER 10 DAYS SHALL BE SUBJECT TO A  
FINANCE CHARGE OF 1.5% PER MONTH.**

Signature

*Don Wick*

Date of Acceptance 07-24-2025

# WINKLER ROOFING, INC.

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SIOUX CITY, IA 51105  
712-277-4114

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Proposal Terms	Phone Number

Description
10. SEAL THE EDGES OF NEW FLASHINGS, AS NECESSARY, WITH WHITE UNIVERSAL CAULK.
11. HAUL ALL ROOFING DEBRIS FROM JOB SITE.
12. SUBMIT ALTERATION FORM AND PHOTOS TO MULE-HIDE TO MAINTAIN THE EXISTING WARRANTY.
<b>BID: \$2,752.15 (TWO THOUSAND SEVEN HUNDRED FIFTY-TWO AND 15/100)</b>
<b>NOTES:</b>
<b>A. ADD \$450.00 IF MULE-HIDE REQUIRES A PHYSICAL REINSPECTION OF THE ROOF WORK AREAS.</b>
<b>B. WE INCLUDE FLASHING 2 NEW CURBS ONLY. ANY ADDITIONAL PENETRATIONS OR REPAIRS ARE EXTRA.</b>
<b>C. NOTIFY WINKLER ROOFING, INC. A MINIMUM OF 2 DAYS AHEAD OF ANY PLANNED ROOF WORK TO COORDINATE MANPOWER.</b>
<b>C. OUR BID ASSUMES ALL OUR WORK WILL BE COMPLETED ON A SINGLE TRIP. ADD \$125.00 FOR EACH ADDITIONAL TRIP REQUIRED BY OTHERS.</b>
<b>E. WE DO NOT INCLUDE ANY TEMPORARY WEATHER PROTECTION DURING THE CONSTRUCTION ACTIVITY OF OTHERS. OUR WORK WILL NOT SEAL THE TOP OF THE CURBS.</b>

INVOICES UNPAID AFTER 10 DAYS SHALL BE SUBJECT TO A  
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Signature

*Don Wick*

Date of Acceptance 07-24-2025

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SIOUX CITY, IA 51105  
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Proposal Terms	Phone Number

Description
<p><b>F. NO PRE-PAYMENT NECESSARY. WE WILL INVOICE UPON COMPLETION OF OUR PROPOSED WORK SCOPE.</b></p> <p><b>G. SEE ATTACHED FOR DETAILED PRICING BREAKDOWN.</b></p> <p><b>H. PLEASE CALL IF YOU HAVE ANY QUESTIONS.</b></p>

Authorized by Jeffery M. Winkler

NOTE: This proposal may be withdrawn by Winkler Roofing, Inc. if not accepted within 10 Days.

**INVOICES UNPAID AFTER 10 DAYS SHALL BE SUBJECT TO A  
FINANCE CHARGE OF 1.5% PER MONTH.**

Signature

*Don Wick*

Date of Acceptance 07-24-2025

## DETAILED PRICING BREAKDOWN

PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
TPO	1	SQ	\$ 121.50	\$ 121.50
CLEANER	0.25	CAN	\$ 162.68	\$ 40.67
1.5" ISO	0.64	SQ	\$ 98.95	\$ 63.33
2.5" ISO	0.32	SQ	\$ 164.95	\$ 52.78
3" ISO	0.32	SQ	\$ 197.95	\$ 63.34
X ISO	2	EA	\$ 13.48	\$ 26.96
Y ISO	2	EA	\$ 26.96	\$ 53.92
Q ISO	4	EA	\$ 20.22	\$ 80.88
1/2" DENS DECK	0.64	SQ	\$ 127.05	\$ 81.31
BONDING	0.5	PAIL	\$ 205.20	\$ 102.60
CORNER	16	EA	\$ 17.28	\$ 276.48
RTS	24	LF	\$ 3.46	\$ 83.04
UNSUPPORTED	8	LF	\$ 5.74	\$ 45.92
T-PATCH	10	EA	\$ 1.29	\$ 12.90
9" UNCURED	8	LF	\$ 8.45	\$ 67.60
12" UNCURED	4	LF	\$ 11.58	\$ 46.32
UNIVERSAL	1	EA	\$ 12.49	\$ 12.49
SCREW & PLATE	60	EA	\$ 2.05	\$ 123.00
CUT EDGE	0.25	EA	\$ 33.08	\$ 8.27
MISCELLANEOUS	1	LS	\$ 25.00	\$ 25.00
MATERIAL				\$ 1,388.32
10% P & O				\$ 138.83
DEMO LABOR				\$ 325.00
2 MEN @ 5 HR @ \$90/HR FLASHING LABOR				\$ 900.00
<b>TOTAL</b>				<b>\$ 2,752.15</b>

Legend



100 ft

# Untitled Map

Write a description for your map.

Google Earth



THOMPSON  
2300 7<sup>TH</sup> ST. • SIOUX CITY, IA 51105  
712.252.4221

**Invoice** 76905  
Customer No. 16656  
Invoice Date 05/06/25  
Due Date 06/05/25

**APPROVED**

SMA

07/24/2025 9:26:39 AM

FUND 4750

**Bill To:** Woodbury County LEC  
3701 28th Street  
Sioux City, IA 51104

**Work Order:** 81904

**Description:** Mini Split for Rm 0046. Proposal 250. Located a spare conduit close to where we needed to be.

**Service Location:** Woodbury County LEC  
3701 28th Street  
Sioux City, IA 51104

Cost		Price	Tax	
Type	Description	Total	Amount	Total
10	Quoted Price	5,250.00	0.00	5,250.00

THANK YOU FOR CHOOSING THOMPSON SOLUTIONS GROUP!!

All accounts will be charged a monthly finance charge of 1.5% on unpaid balance.

Pay Online: <https://payments.thompsonknows.com/>

TELL US HOW WE'RE DOING!

Visit <https://www.thompsonknows.com/customer-survey> and tell us how we did for you!

\*\*\*PLEASE REFERENCE INVOICE NUMBER ON PAYMENT\*\*\*

**Pay Online**



**Discount Date:**      **Discount Rate:** 0%      **Terms:** Net 30 days

<b>Subtotal</b>	5,250.00
<b>Tax</b>	0.00
<b>Total</b>	5,250.00