



## Woodbury County Law Enforcement Center Authority

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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, August 12, 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 29, 2025
3. Approval of claims
4. Financial Report – Shane Albrecht (Baker Group)
5. Discussion and action on quote from CW Suter for PR 55 R2 – Shane Albrecht (Baker Group)
6. Discussion and action on quote from Cornerstone Commissioning for added scope because of changes to AHU 1-3 – Shane Albrecht (Baker Group)
7. Information and update on the LEC project – Shane Albrecht (Baker Group)
8. Public concerns
9. Authority Board Members concerns
10. Joint Closed session with Fredrikson & Byron Law Firm and Woodbury County Board of Supervisors (Iowa Code Chapter 21.5(1)(c))
11. Adjourn

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

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

Basement Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Mark Nelson (by phone)

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

1. Motion by Wieck, second by Moore to approve the agenda. Carried 3-0
2. Motion by Moore, second by Wieck to approve the minutes of July 15, 2025, meeting. Carried 3-0
3. Motion by Moore, second by Wieck to approve the claims for Baker Group totaling \$28,292.00  
Carried 3-0  
Motion by Moore, second by Wieck to approve the claims for Fredrikson and Baker Group totaling \$28,002.67. Carried 3-0
4. Ryan Ericson, Finance Director, gave an update to the financial report.
5. Ryan Ericson, Finance Director, gave an update on the non-qualified use report.
6. Motion by Moore, second by Wieck to approve Winkler Roofing quote for PR 54 in the amount of \$2,752.15. Carried 3-0
7. Motion by Wieck, second by Moore to receive proposal for materials testing services from Terracon.  
Carried 3-0  
Motion by Wieck, second by Moore to approve the quote for \$9,566.00 for parking lot core samples.  
Carried 3-0
8. Motion by Wieck, second by Moore to approve payment for Thompson Solution Groups invoice for \$5,250.00. Carried 3-0
9. Shane Albrecht, Baker Group, Kevin Rost, Goldberg Group Architect, gave an update on the LEC facility.
10. There were no public concerns
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 Wieck, 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 Moore to adjourn the meeting.

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Dan Moore, Secretary



Woodbury County

# Expense Approval Report

By Segment (Select Below)

Post Dates 8/12/2025 - 8/12/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Greenwood Consulting LLC	4753-45-9111-000-61004	1099	4753-Jail Project-Professional ...	08/12/2025	812.50
CW Suter Services	4750-45-9111-000-61003	243835548	4750-Jail Project-Construction	08/12/2025	13,994.00
Baker Group	4750-45-9111-000-61002	302940	4750-Jail Project-Project Man...	08/12/2025	10,710.70
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>25,517.20</b>
<b>Grand Total:</b>					<b>25,517.20</b>

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

<b>Fund</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750 - Justice Center Taxable Bonds	24,704.70	0.00
4753 - Justice Center Miscellaneous Revenue	812.50	0.00
<b>Grand Total:</b>	<b>25,517.20</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	10,710.70	0.00
4750-45-9111-000-61003	Construction	13,994.00	0.00
4753-45-9111-000-61004	Misc/Administration	812.50	0.00
<b>Grand Total:</b>		<b>25,517.20</b>	<b>0.00</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750-9111-CONSTRUCTION	13,994.00	0.00
4750-9111-PROJECT MANAGEMENT	10,710.70	0.00
4753-9111-MISC/ADMIN	812.50	0.00
<b>Grand Total:</b>	<b>25,517.20</b>	<b>0.00</b>

**Woodbury County Law Enforcement Center Funds**

**Period Recap**

**July 26, 2025 - August 8, 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	9,576.31	36,586.10	3,236,082.97
Justice Center -ARPA02 (Standard Deduction)	0005	complete			complete
Justice Center - ARPA12 Projects	0005	complete			complete
Justice Center - Miscellaneous Revenues	4753	723,834.62	-	24,958.57	698,876.05
Justice Center - Debt Service	4754	-	-	-	-
Justice Center Maintenance - 20%	4756	1,626,732.28	1,598.62	-	1,628,330.90
Totals of All Justice Center Funds		5,613,659.66	11,174.93	61,544.67	5,563,289.92

**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	9,576.31
Interest earned on Justice Center Misc	-
Interest earned on Justice Center Maintenance Fund	1,598.62
Total Revenues	<u><u>11,174.93</u></u>

**Disbursements:**

**Debt Service Payments:**

Principal	-
Fees	-
Interest	-
	<u><u>-</u></u>

**Taxable Bonds:**

Baker Group	31,336.10
Thompson Electric	5,250.00
	<u><u>36,586.10</u></u>

**Miscellaneous Fund:**

Baker Group	1,305.00
Fredrikson	23,653.57
	<u><u>24,958.57</u></u>

**Maintenance Fund:**

-

Total Disbursed	<u><u>61,544.67</u></u>
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Wednesday, June 25, 2025

To: Woodbury Law Enforcement Authority  
Re: Proposal for PR-55 Revision 2

C.W. Suter & Son, Inc. proposes to furnish and install the mechanical scope associated with PR55 R2, as outlined below. This proposal is based on the PR-55 R2 documents provided and is limited to the items listed herein.

Scope of Work – Included

Item No. 1- Mechanical Revisions:

Sheet M1.02B-Lower Level Mechanical Ductwork Floor Plan - Alternate

- Added supply diffuser.

Sheet M1.11-Ground Floor Mechanical Ductwork Floor Plan

- Revised supply air diffuser CFM.

Sheet M1.14-Ground Floor Mechanical Piping Floor Plan

- Added CO2 sensors to the three court rooms.

Sheet M6.02 - Mechanical Schedules

- Revised airflows on the Air Terminal Unit Schedule.

Sheet M7.05 - Mechanical Controls

- Revised sequence of operations for AHU-3.

Testing and Balancing

1 ERV

2 VAV Terminal – Full Air Side Rebalance

64 VAV Terminal – Min/Reheat Airflow Set Point Changes

Manual Balancing Valves

Total Price: **\$41,760.00**

Notes & Exclusions:

1. Price is valid for 10 days from the date of this quotation and is subject to change thereafter.
2. If a performance bond is required, please add 0.9% to the total bid amount.
3. Saw cutting, patching, and painting of ceilings, walls, and floors are not included.
4. General construction work (e.g., framing, drywall, patching, painting) is excluded.
5. Ceiling removal and replacement are not included.
6. Temporary barriers are not included.
7. Electrical is not included.
8. Work will be performed during normal working hours.
9. Owner shall provide clear access to work areas and ensure the area is non-operational during scheduled work.
10. Moving of other trades materials that may be in our way of performing our work is not included.

**Heating and Cooling • Plumbing • Temperature Controls • Architectural Sheet Metal**  
**Sioux City, IA 712-252-3007 • Spencer, IA 712-262-1514 • Yankton, SD 605-601-5464**





Thank you for the opportunity to provide this proposal. Should you have any questions or require further clarification, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, which appears to read "Austin Huisman".

C.W. Suter & Son, Inc.  
Austin Huisman  
Estimator / Project Manager

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Acceptance by Owner

By signing below, the Owner acknowledges receipt and acceptance of this proposal, subject to the terms and conditions outlined above.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

August 6, 2025

Ron Wieck  
Woodbury County Law Enforcement Authority  
E: rcwieck65@gmail.com

Subject: Additional Commissioning Services for Woodbury County – Law Enforcement Center

Dear Ron,

Cornerstone Commissioning presents for your consideration the following additional scope proposal for the *Woodbury County Law Enforcement Center Project*.

Based on the approved PR 54 and PR 55R2 the following scope is proposed to be added to the commissioning scope.

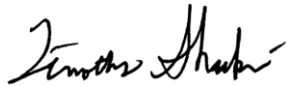
- PR 54: Testing new Sequences for the Kitchen HVAC, the addition of 3 CO sensors in the Court Rooms and the addition of EFs 13 and 14.
- PR 55R2: Testing new Sequences for AHU-3 and the revision of airflows for VAVs and FPBs.

<b>Pricing</b>	
Additional commissioning for PR54 and PR 55R2	\$7,000
<b>Total Additional Fee</b>	<b>\$7,000</b>

Original Proposed Amount (Proposal Dated 12/09/2024)	\$32,450
Additional Amount Requested for scope detailed above	\$7,000
<b>Updated Total PO Amt</b>	<b>\$39,450</b>

Please reach out with any questions and thank you for this opportunity.

Respectfully submitted,



**Tim Shukri, PE, MSME, CCP**  
General Manager  
Cornerstone Commissioning, LLC.  
M 617.721.3669 | E tshukri@cornerstonecx.com  
www.cornerstonecx.com  
**Establishing a Foundation for Performance**

