



## 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, August 26, 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. Election of officers: a) Elect a Chairperson b) Elect a Treasurer c) Elect a Secretary
3. Approval of the meeting minutes from August 12, 2025
4. Approval of claims
5. Financial Report – Ryan Ericson
6. Discussion and action on Gallagher Insurance proposal from Steve Schultz – Shane Albrecht (Baker Group)
7. Discussion and action on AHU-1 installation labor from CW Suter – Shane Albrecht (Baker Group)
8. Information and update on the LEC project – Shane Albrecht (Baker Group)
9. Approval to appoint Mark Nelson as the LEC representative for mediation
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**

August 12, 2025, 2:00 p.m.

Basement Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Mark Nelson (absent)

Staff: Karen James, Administrative Assistant, Shane Albrecht, Baker Group, Jodie McDougal, Attorney, Kenny Schmitz, Building Services Director

1. Motion by Moore, second by Wieck to approve the agenda. Carried 2-0
2. Motion by Wieck, second by Moore to approve the minutes of July 29, 2025, meeting. Carried 2-0
3. Motion by Wieck, second by Moore to approve the claims totaling \$25,517.20. Carried 2-0
4. Shane Albrecht, Baker Group, gave an update to the financial report.
5. Motion by Wieck, second by Moore to receive proposal from C.W. Suter for PR-55 R2. Carried 2-0  
  
Motion by Moore, second by Wieck to approve the quote from C.W. Suter not to exceed \$41,760.00 for PR-55 R2. Carried 2-0
6. Motion by Wieck, second by Moore to approve the quote from Cornerstone Commissioning for added scope because of changes to AHU 1-3 in the amount of \$39,450.00 from the maintenance fund. Carried 2-0
7. Shane Albrecht, Baker Group gave information and update on the LEC project.
8. There were no public concerns
9. There were no Authority Board Members concerns.
10. Motion by Wieck, second by Moore to go into closed session per Iowa Code 21.5 (1) (c) with the Woodbury County Board of Supervisors and Fredrikson & Byron Law Firm. Carried 2-0 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 the Woodbury County Board of Supervisors and Fredrikson & Byron Law Firm. Carried 3-0 on a roll-call vote.  
  
Mark Nelson attended the closed session at 2:30 p.m.
11. Motion by Wieck, second by Nelson to adjourn the meeting.

---

Dan Moore, Secretary



Woodbury County

# Expense Approval Report

By Segment (Select Below)

Post Dates 8/26/2025 - 8/26/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Winkler Roofing Inc	4750-45-9111-000-61003	25-302	4750-Jail Project - Construction	08/26/2025	2,752.15
Baker Group	4750-45-9111-000-61002	303886	4750- Project Management	08/26/2025	9,685.95
Baker Group	4753-45-9111-000-61002	303894	4753 - Project Management - ...	08/26/2025	170.00
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>12,608.10</b>
<b>Grand Total:</b>					<b>12,608.10</b>

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

<b>Fund</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750 - Justice Center Taxable Bonds	12,438.10	0.00
4753 - Justice Center Miscellaneous Revenue	170.00	0.00
<b>Grand Total:</b>	<b>12,608.10</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	9,685.95	0.00
4750-45-9111-000-61003	Construction	2,752.15	0.00
4753-45-9111-000-61002	Project Management	170.00	0.00
<b>Grand Total:</b>		<b>12,608.10</b>	<b>0.00</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
4750-9111-CONSTRUCTION	2,752.15	0.00
4750-9111-PROJECT MANAGEMENT	9,685.95	0.00
4753-9111-MANAGEMENT	170.00	0.00
<b>Grand Total:</b>	<b>12,608.10</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>					
CW Suter Services	4750-45-9111-000-61003	240774651	4750-Jail Project- Construction	06/30/2025	928.00
CW Suter Services	4750-45-9111-000-61003	241631350	4750-Jail Project-Construction	06/30/2025	13,090.00
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>14,018.00</b>
<b>Grand Total:</b>					<b>14,018.00</b>

Report Summary

Fund Summary

Fund	Expense Amount
4750 - Justice Center Taxable Bonds	14,018.00
Grand Total:	14,018.00

Account Summary

Account Number	Account Name	Expense Amount
4750-45-9111-000-61003	Construction	14,018.00
Grand Total:		14,018.00

Project Account Summary

Project Account Key	Expense Amount
4750-9111-CONSTRUCTION	14,018.00
Grand Total:	14,018.00

**Woodbury County Law Enforcement Center Funds**

**Period Recap**

**August 9, 2025 - August 22, 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	3,236,082.97	-	24,704.70	3,211,378.27
Justice Center -ARPA02 (Standard Deduction)	0005	complete			complete
Justice Center - ARPA12 Projects	0005	complete			complete
Justice Center - Miscellaneous Revenues	4753	698,876.05	-	812.50	698,063.55
Justice Center - Debt Service	4754	-	-	-	-
Justice Center Maintenance - 20%	4756	1,628,330.90	-	-	1,628,330.90
Totals of All Justice Center Funds		5,563,289.92	-	25,517.20	5,537,772.72



**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	10,710.70
CW Suter	13,994.00
	24,704.70

**Miscellaneous Fund:**

Greenwood Consulting	812.50
	-
	812.50

**Maintenance Fund:**

-
---

Total Disbursed	25,517.20
-----------------	-----------

# Woodbury County Law Enforcement Authority

## Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 08/13/2025, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier	TRIA
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Property Including Equipment Breakdown</b> <i>Federal Insurance Company (Chubb Insurance)</i>	<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject
<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	<b>Wind/Hail Buy Down</b> <i>AEGIS Syndicate 1225 of Lloyd's (Risk Placement Services)</i>	<i>TRIA Included</i>

\*For this coverage, TRIA cannot be rejected

### Additional Recommended Coverages

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

☐ Flood

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

- add \$100,000 in business personal property to 3701 28th Street with \$10k deductible

### Other Services to Consider

Coverage Amendments and Notes:

### Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

### Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed \$20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.



# Woodbury County Law Enforcement Authority

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at <https://www.aig.com/privacy-policy/>.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By:

\_\_\_\_\_  
Print Name (Specify Title)

\_\_\_\_\_  
Company

\_\_\_\_\_  
Signature

Date:

\_\_\_\_\_



Woodbury County Law Enforcement Authority

Statement of Values

Woodbury County Law Enforcement Authority  
Statement of Values – 2025/2026

Ins Loc	Address	City	St/Prv	County	Post Code	Country	Real Property	Total Insured Value
001	3701 28th Street	Sioux City	IA	Woodbury	51105	USA	\$73,364,000	\$73,364,000

Signed

This Notice pertains to the following quotation issued by an insurer of the Chubb Group of Insurance Companies. If you have more than one Chubb policy, you will receive individual notice(s) for each policy to which the Terrorism Risk Insurance Act applies.

**Mailing Date** July 21, 2025

**Insured Name** Woodbury County Law Enforcement Authority  
**Mailing Street Address** 620 Douglas St Ste 701  
**Mailing City, State, Zip** Sioux City, Iowa 51101

Policy Type	Policy Number	Effective Date	Underwriting Company
Property	36086867	08/14/2025	Federal Insurance Company

**Rejection of terrorism insurance:**

☐ I hereby reject terrorism insurance and elect to have a terrorism exclusion, sublimit or other limitation included in my policy. I understand that I will have no, or limited, coverage for losses arising from acts of terrorism.

**Policyholder/Applicant's Name:** \_\_\_\_\_

**Policyholder/Applicant's Signature:** \_\_\_\_\_

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



August 13, 2025

To: Woodbury County  
620 Douglas St  
Sioux City, IA 51101

Attn: Ron Wieck and Kenny Schmitz

RE: AHU-1 Air Flow Stations

Ron and Kenny,

Star Control will provide 3 air flow stations for supply and return fans of AHU-1 (2 for supply fans and 1 for return fans). There will be air flow monitoring to each fan in the fan arrays (12 supply fans and 4 return fans). Star Control will add an enclosure with power transformers to power the new air flow stations. With this cost will include user graphics added to the BAS to monitor these new air flow references. We will program this to the sequence provided by Corey Metzger. This work will be billed as time and material with a cost not to exceed.

Price not to exceed: **\$ 20,000.00**

Cost breakdown

- 8 hours of engineering
- 50 hours of programming and graphical work
- 4 hours of commissioning
- 56 hours of installation

Pricing is good for 20 days  
Sincerely,

Andy Nearman  
Star Control  
712-490-4809

8/13/2025