



Woodbury County Law Enforcement Center Authority

620 Douglas St., Room 104

Sioux City, Iowa 51101

712 – 279-6525

Ron Wieck - Chair

Dan Moore - Secretary

Mark Nelson - Treasurer

Agenda

Thursday, October 9, 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 minutes of the September 9, 2025, meeting
3. Approval of claims
4. Financial Report – Ryan Ericson
5. Discussion and action on Star Controls quote for AHU-1
6. Discussion and action on Star Controls quote for AHU-2
7. Discussion and action on Star Controls quote for BAS training
8. Discussion and action on Star Controls quote for EF-2 and EF-3 shut down
9. Discussion and action on Thompson Solution Group quote for lightning protection
10. Discussion and action on fence for trash enclosure
11. Discussion and action on a representative to attend the Sioux City Planning and Zoning Commission's public hearing regarding 3501 – 28th Street residential treatment facility
12. Information and update on LEC project
13. Public concerns that do not relate to a scheduled item on the agenda
14. Authority Board Members concerns

15. Joint Closed Session with the Woodbury County Board of Supervisors and
Fredrikson & Byron Law Firm {Iowa Code Section 21.5 (1) (c)}

16. Adjourn

Woodbury County Law Enforcement Center Authority

Minutes

September 9 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, Kenny Schmitz, Building Services Director, Ryan Ericson, Finance Director, Kevin Rost, Goldburg Group Architects (by phone)

1. Motion by Moore, second by Nelson to approve the agenda. Carried 3-0
2. Motion by Moore, second by Wieck to approve the minutes of the August 26, 2025, meeting. Carried 3-0
3. Motion by Nelson, second by Moore to approve the claims totaling \$23,243.90 Carried 3-0
4. Ryan Ericson, Finance Director, gave an update on the financial report.
5. Sheriff Chad Sheehan would like to see the only elected official who will be accountable to the tax payers to represent the LEC Authority at mediation.

William Burrows wanted to speak of his support for Mark Nelson to represent the LEC Authority at mediation.

Motion by Nelson to appoint Mark Nelson as the LEC representative for mediation. Motion decline for lack of a second.
6. Motion by Nelson to appoint Mark Nelson as the LEC representative for mediation. Motion decline for lack of a second.

Motion by Moore, second by Wieck to approve Ron Wieck as the Authority's representative at mediation. Carried 2-1
7. Motion by Wieck, second by Nelson to approve Star Controls T&M to assist commissioning agent. Carried 3-0
8. Shane Albrecht, Baker Group, gave information and update on the LEC project. Kenny Schmitz, Building Services Director, gave an update on the warranty list.
9. County Sheriff Chad Sheehan, asked the question on how the LEC Authority members are appointed.

William Burrows, is requesting the Authority to terminate the agreement with Baker Group.

William Burrows commented on a question that was asked two weeks before the jail was supposed to be open, if the jail will be ready to open on September 14th.

10. Commissioner Nelson commented on Mr. Burrows' comment regarding the jail opening.
11. 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 3-0 on a roll- call vote.

Motion by Wieck, second by Nelson 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 2-0 on a roll-call vote. Moore absent

12. Motion by Wieck, second by Nelson to adjourn the meeting.

Dan Moore, Secretary



Woodbury County

Expense Approval Report

By Segment (Select Below)

Post Dates 10/9/2025 - 10/9/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
Office: 45 - Law Enforcement Authority					
Resource Consulting Engineers..	4750-45-9111-000-61004	2024.001.00-07	4750-Jail Project-Professional ...	10/09/2025	19,167.50
Resource Consulting Engineers..	4753-45-9111-000-61004	2024.001.01-01	4753-Jail Project-Professional ...	10/09/2025	13,052.50
CW Suter Services	4750-45-9111-000-61003	2512496	4750-Jail Project-Construction	10/09/2025	1,061.75
Thompson Electric Company	4750-45-9111-000-61003	83882	4750-Jail Project-Construction	10/09/2025	12,125.00
Thompson Electric Company	4750-45-9111-000-61003	83890	4750-Jail Project-Construction	10/09/2025	5,925.00
Office 45 - Law Enforcement Authority Total:					51,331.75
Grand Total:					51,331.75

Report Summary**Fund Summary**

Fund	Expense Amount	Payment Amount
4750 - Justice Center Taxable Bonds	38,279.25	0.00
4753 - Justice Center Miscellaneous Revenue	13,052.50	0.00
Grand Total:	51,331.75	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4750-45-9111-000-61003	Construction	19,111.75	0.00
4750-45-9111-000-61004	Misc/Administration	19,167.50	0.00
4753-45-9111-000-61004	Misc/Administration	13,052.50	0.00
Grand Total:		51,331.75	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4750-9111-CONSTRUCTION	19,111.75	0.00
4750-9111-MISC/ADMINISTRATION	19,167.50	0.00
4753-9111-MISC/ADMIN	13,052.50	0.00
Grand Total:	51,331.75	0.00

Woodbury County Law Enforcement Center Funds

Period Recap

September 2025

<u>Fund</u>	<u>Fund #</u>	<u>Beginning Fund Balance</u>	<u>Period Revenue</u>	<u>Period Expenditures</u>	<u>Ending Fund Balance</u>
Justice Center - Taxable Bonds	4750	3,194,233.56	-	22,266.40	3,171,967.16
Justice Center -ARPA02 (Standard Deduction)	0005	complete			complete
Justice Center - ARPA12 Projects	0005	complete			complete
Justice Center - Miscellaneous Revenues	4753	697,893.55	-	977.50	696,916.05
Justice Center - Debt Service	4754	-	-	-	-
Justice Center Maintenance - 20%	4756	1,630,153.88	-	-	1,630,153.88
Totals of All Justice Center Funds		5,522,280.99	-	23,243.90	5,499,037.09

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	22,266.40
	-
	-
	22,266.40

Miscellaneous Fund:

Baker Group	977.50
	-
	977.50

Maintenance Fund:

-

Total Disbursed	23,243.90
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September 8, 2025

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

Attn: Ron Wieck and Kenny Schmitz

RE: AHU-1 Return Fan Array Reprogram

Ron and Kenny,

Star Control will separate the signal to the return fans on AHU-1. We will reprogram these fans to be controlled separately and to be staged. Star Control will also include adjustments to the BAS interface to reflect these new changes. 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: **\$ 5,500**

Cost breakdown

- 16 hours of programming and graphical work
- 6 hours of commissioning
- 6 hours of installation
- Material cost of \$200

Pricing is good for 20 days
Sincerely,

Andy Nearman
Star Control
712-490-4809

9/8/2025



September 8, 2025

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

Attn: Ron Wieck and Kenny Schmitz

RE: AHU-2 Return Fan Array Reprogram

Ron and Kenny,

Star Control will separate the signal to the return fans on AHU-2. We will reprogram these fans to be controlled separately and to be staged. Star Control will also include adjustments to the BAS interface to reflect these new changes. 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: **\$ 5,500**

Cost breakdown

- 16 hours of programming and graphical work
- 6 hours of commissioning
- 6 hours of installation
- Material cost of \$200

Kenny Schmitz
9-08-25

Pricing is good for 20 days
Sincerely,

Andy Nearman
Star Control
712-490-4809

Ron Wieck

9/8/2025



September 8, 2025

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

Attn: Ron Wieck and Kenny Schmitz

RE: Woodbury County LEC BAS Training with County Employees

Ron and Kenny,

Star Control will provide training on the BAS system at the Woodbury County LEC for its employees. Star will work with Baker Group to record this training and provide documentation of the training for future reference.

Your Cost: **\$ 800.00**

Cost breakdown

- 4 Hours of BAS training

Pricing is good for 20 days
Sincerely,

Andy Nearman
Star Control
712-490-4809

9/8/2025



September 19, 2025

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

Attn: Ron Wieck and Kenny Schmitz

RE: EF-2 and EF-3 Shut Down Sequence.

Ron and Kenny,

Star Control will provide means of shutting down EF-2 and EF-3 when the status of AHU-3 is lost. We will program this for the sequence provided by Cory Metzger.

Your cost: **\$ 3,525**

Cost breakdown

- 16 hours of programming/ graphical work
- 2 hours of commissioning

Pricing is good for 10 days
Sincerely,

Kenny Schmitz for Woodbury County
9/23/2025

Andy Nearman
Star Control
712-490-4809



PROPOSAL #2516

Submitted To:		Date: 9/2/2025	
Name: Woodbury LEC		Job Name: PR-54 Add Lightning Pro.	
Contact Name:		Contact Name:	
Phone:		Phone:	
Street:		Street:	
City:		City:	
State:	Zip:	State:	Zip:

This proposal subject to review in 30 days from above date.
We hereby submit specifications and estimates for:

Proposal to add lightning protection to (2) new exhaust fans (13 & 14) per PR-54 & the Mini Split for room 0046 on the roof.

Clarifications;

1) All work to be done during normal working hours. (7am-3:30pm or 8am-4:30pm)

NOTICE: THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Thompson will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Thompson or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed [Contract/Subcontract], we intend to seek additional costs associated with the suspension. TSG will not be liable for overtime costs to complete our work because of delays caused by other contractors, subcontractors, or weather.

TOTAL PRICE: \$ 3,150.00

We hereby propose to furnish labor and material for the sum of: \$ **\$ 3,150.00**

All work to be completed in a workmanlike manner according to specifications.

Any alteration or deviation from the above scope of work involving extra costs, will be executed only upon written change orders, and will become an extra charge over and above the above quote. All applicable taxes and inspections are included. Payment and material bond not included unless specifically stated.

Authorized Signature

ACCEPTANCE OF PROPOSAL By: _____

Price Valid for 30 days Payment to be made as follows: Net 30 days

The above prices, specifications, terms and conditions are satisfactory and agreed to, and are hereby accepted. Thompson Solutions Group is hereby authorized to do the work as specified. Payment will be made as outlined above.

Accepted By: _____ Date: _____

Signature

Sioux City
2300 7th Street • Sioux City, IA 51105
Ph: 712.252.4221

Omaha
3505 S. 61st Ave Cir • Omaha, NE 68106
Ph: 402.891.9480

Sioux Falls
1028 South Lyons Ave • Sioux Falls, SD 57106
Mailing: P.O. Box 88338 • Sioux Falls, SD
57109-8338 Ph: 605.331.4588
Ph: 605.331.4588 Fax: 605.331.4862

ESTIMATE

Premier Fence & Gate
708 Division St
Sioux City, IA 51105

chris.mitchell@premierfencegate.com
+1 (712) 389-7566



Bill to
WOODBURY CO BUILDING SERVICES
401 8TH ST
SIOUX CITY, IA 51101

Ship to
WOODBURY CO BUILDING SERVICES
401 8TH ST
SIOUX CITY, IA 51101

Estimate details

Estimate no.: 1872
Estimate date: 10/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	WOODBURY CO JAIL-DUMPSTER	1	\$0.00	\$0.00
2.		Services	REMOVE (2) SECTIONS OF FENCE AND GATE. CUT OFF EXISTING GATE POSTS AND SLUG POSTS WITH CONCRETE. WRAP POSTS WITH CEDAR TO MATCH EXISTING FENCE. DISPOSE OF REMOVED MATERIALS	1	\$950.00	\$950.00

Total \$950.00

Accepted date

Accepted by

ESTIMATE

Premier Fence & Gate
708 Division St
Sioux City, IA 51105

chris.mitchell@premierfencegate.com
+1 (712) 389-7566



Bill to
WOODBURY CO BUILDING SERVICES
401 8TH ST
SIOUX CITY, IA 51101

Ship to
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401 8TH ST
SIOUX CITY, IA 51101

Estimate details

Estimate no.: 1873
Estimate date: 10/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	WOODBURY CO JAIL-DUMPSTER OPTION # 2	1	\$0.00	\$0.00
2.		Services	REMOVE (2) SECTIONS OF FENCE AND GATE. CUT OFF POSTS AND SLUG WITH CONCRETE. FURNISH AND INSTALL 19' 3" DOUBLE DRIVE GALVANIZED CHAIN LINK GATE WITH PRIVACY SLATS. INCLUDES LATCH AND (2) DROP RODS	1	\$3,600.00	\$3,600.00
Total						\$3,600.00

Accepted date

Accepted by

ESTIMATE

Premier Fence & Gate
708 Division St
Sioux City, IA 51105

chris.mitchell@premierfencegate.com
+1 (712) 389-7566



Bill to
WOODBURY CO BUILDING SERVICES
401 8TH ST
SIOUX CITY, IA 51101

Ship to
WOODBURY CO BUILDING SERVICES
401 8TH ST
SIOUX CITY, IA 51101

Estimate details

Estimate no.: 1874
Estimate date: 10/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	WOODBURY CO JAIL-DUMPSTER OPTION #3	1	\$0.00	\$0.00
2.		Services	REMOVE (2) SECTION OF FENCE AND GATE. CUT OFF POSTS AND SLUG WITH CONCRETE. FURNISH AND INSTALL 19'3" DOUBLE DRIVE GATE WITH 3" STEEL FRAME AND STEEL INFILL. INCLUDES LATCH AND (2) DROP RODS.	1	\$4,750.00	\$4,750.00
Total						\$4,750.00

Accepted date

Accepted by



**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
SIOUX CITY, IOWA**

You are hereby notified that the Sioux City Planning and Zoning Commission will consider the item identified below at a public hearing to be held on **Tuesday, October 14, 2025, at 4:00 P.M.**, in the City Council Chambers, Fifth Floor of City Hall, 405 6th Street, Sioux City, Iowa. You are invited to attend the hearing to voice your opinion in regard to this agenda item. The Planning and Zoning Commission will consider this item and make a recommendation that will be forwarded to the City Council at a later date. For further information, please call this office at (712) 279-6340. (This item is on file in Room 308, City Hall.)

PURPOSE OF THIS REQUEST:

Agenda Item 2025-092

The petitioner, Jeff Hanson, requests site plan approval for the property located at 3501 28th Street. The petitioner intends to construct a residential treatment facility on the said property. A general area map, site plan, and elevation are attached for your reference.

Gabriel Fordjour
Planner

ADA LANGUAGE NOTICE

The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 206, (712)279-6200. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

If you are unable to attend this hearing but would like to have your comments on record, you may forward this response slip to the City Planning Division, P.O. Box 447 Sioux City, IA 51102, call (712) 279-6340, or e-mail planzone@sioux-city.org.

Your Name: _____ Agenda Date: 10/14/ 2025

Address: _____ Agenda Item No.: 2025-092

Your Comments Regarding This Item: _____

General Area Map

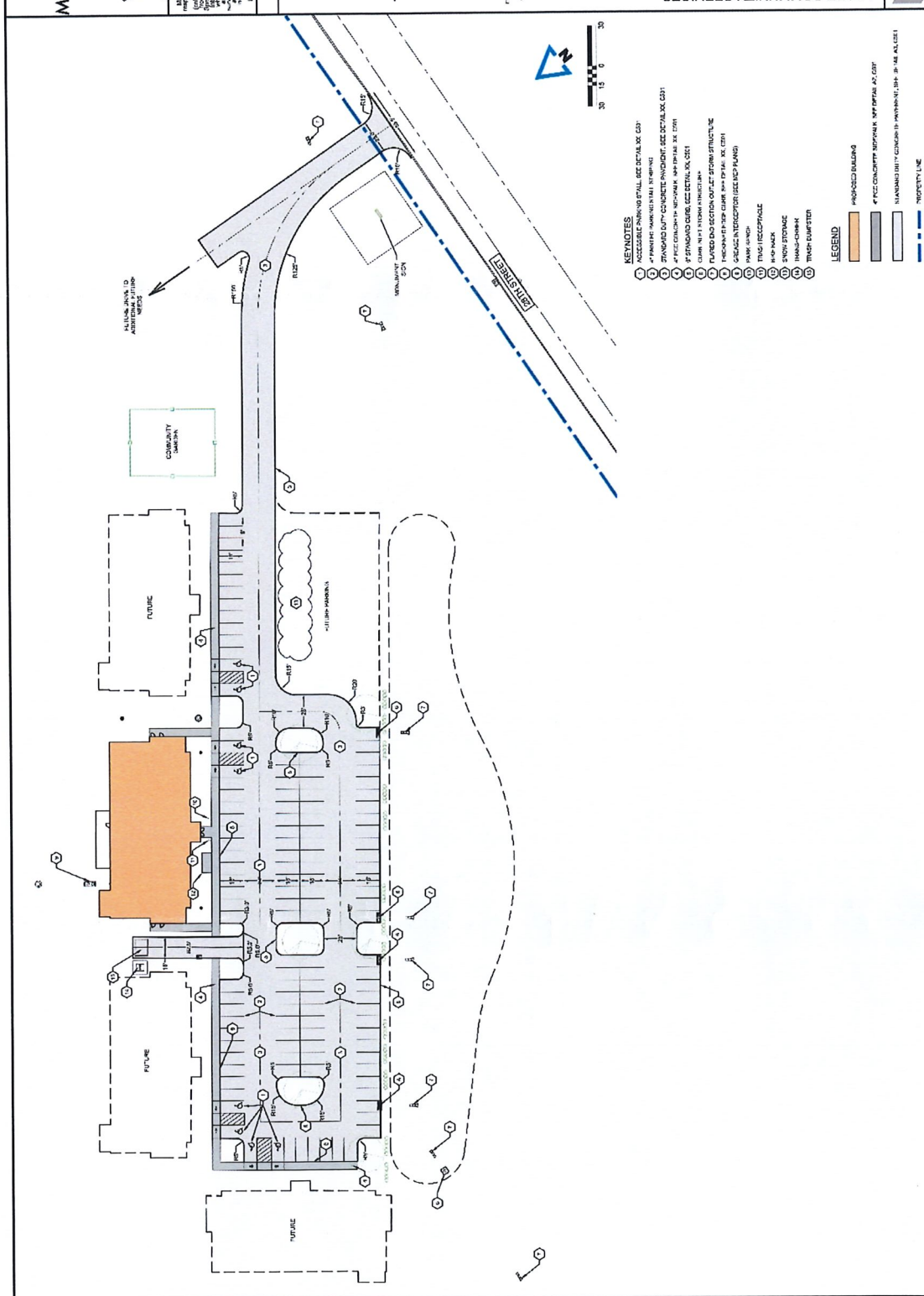


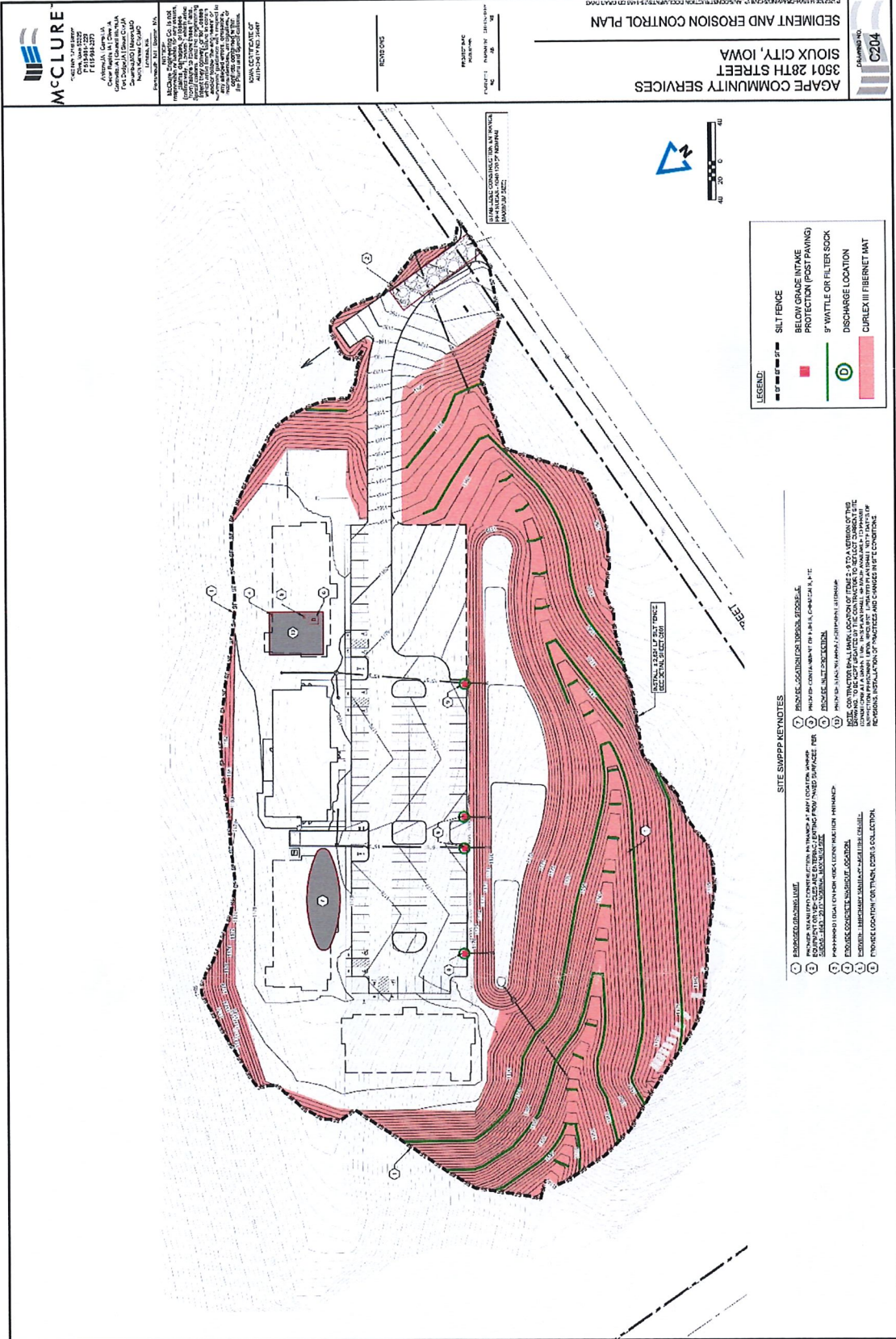
City of Sioux City Planning Division

Disclaimer of Liability: (Sioux City and Woodbury Co. GIS System)

The Customer understands and acknowledges that the Products and information contained therein are subject to constant change and that its accuracy cannot be guaranteed. Sioux City & Woodbury Co. make no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of such Products, or accept any liability arising from any incorrect, incomplete or misleading information contained therein.







- LEGEND:**
- 1' SILT FENCE
 - 2' BELOW GRADE INTAKE PROTECTION (POST PAVING)
 - 3' 9" WATTLE OR FILTER SOCK
 - 4' DISCHARGE LOCATION
 - 5' CURLEX III FIBER NET MAT

- SITE SWPPP KEYNOTES**
- 1) PROPOSED GRASS/SHRUB COVER
 - 2) PROPOSED STABILIZATION TREATMENT IN TRINCHES AT ANY LOCATION WHERE EROSION CONTROL MEASURES ARE REQUIRED TO BE INSTALLED
 - 3) PROPOSED EROSION CONTROL MEASURES TO BE INSTALLED AT ANY LOCATION WHERE EROSION CONTROL MEASURES ARE REQUIRED TO BE INSTALLED
 - 4) PROPOSED EROSION CONTROL MEASURES TO BE INSTALLED AT ANY LOCATION WHERE EROSION CONTROL MEASURES ARE REQUIRED TO BE INSTALLED
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 - 12) PROPOSED EROSION CONTROL MEASURES TO BE INSTALLED AT ANY LOCATION WHERE EROSION CONTROL MEASURES ARE REQUIRED TO BE INSTALLED

AGAPE COMMUNITY SERVICES
3501 28TH STREET
SIOUX CITY, IOWA

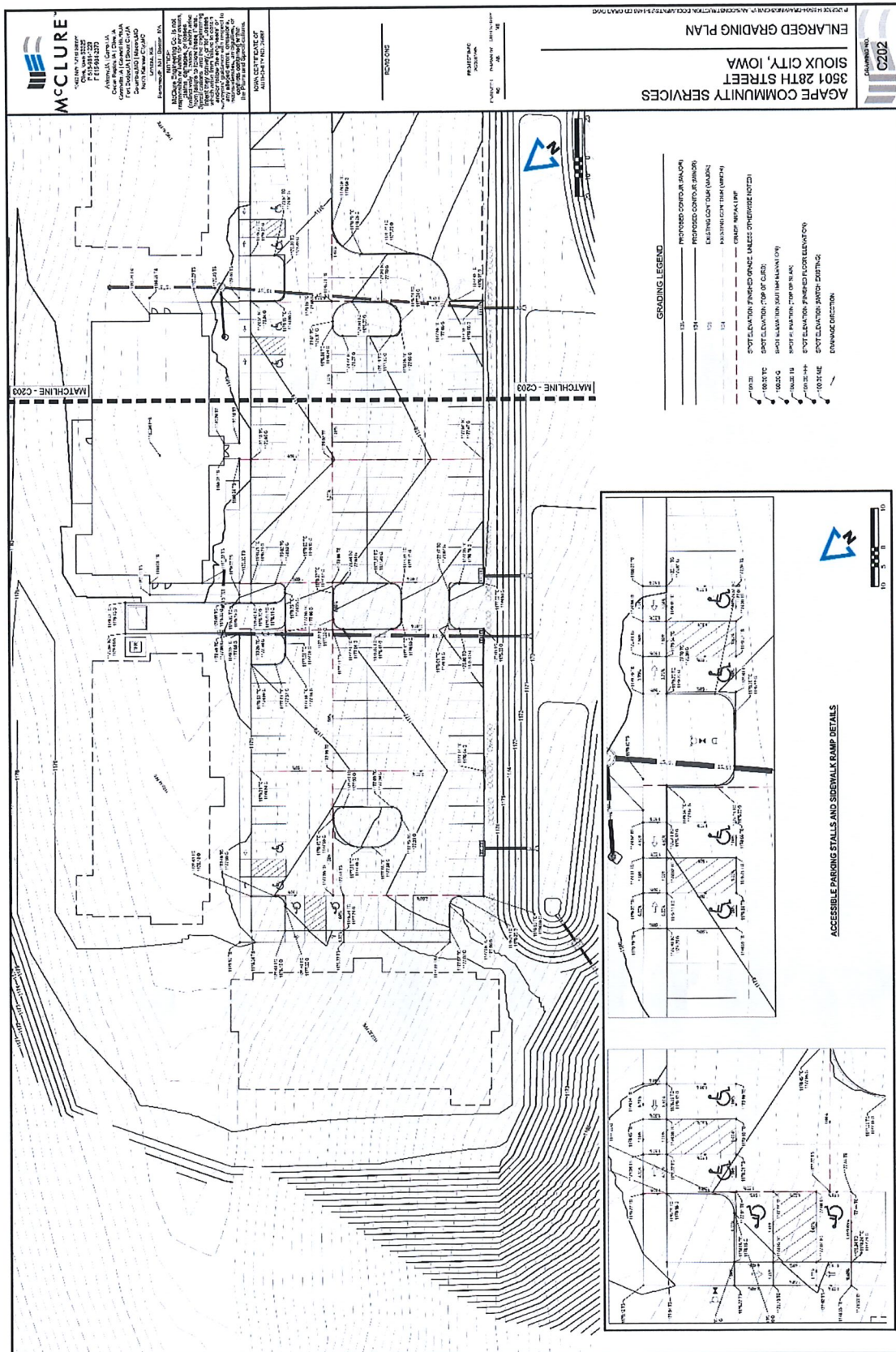
SEDIMENT AND EROSION CONTROL PLAN

McCLURE
Civil Engineering
1001 1st Street, S.E.
Sioux City, IA 51101
Phone: 712.271.1234
Fax: 712.271.1235
www.mcclureinc.com

APPROVED FOR THE CITY OF SIOUX CITY
DATE: 08/15/2022
BY: [Signature]

APPROVED FOR THE CLIENT
DATE: 08/15/2022
BY: [Signature]

SITE PLAN



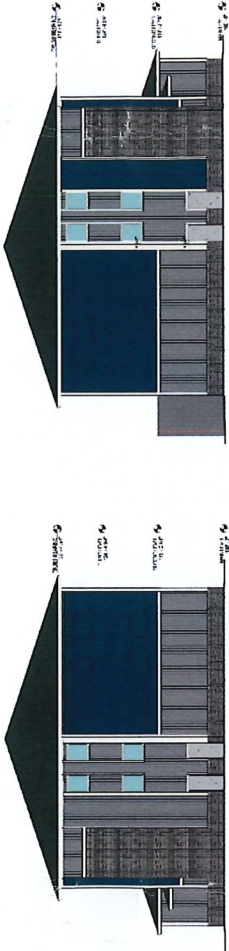
GENERAL NOTES
 1. EXTERIOR FINISHES TO BE SHOWN ON ALL ELEVATIONS.
 2. MATERIALS TO BE USED TO BE SHOWN ON ALL ELEVATIONS.
 3. FINISHES TO BE SHOWN ON ALL ELEVATIONS.
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LEGEND
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REVISIONS
 1. FINISHES TO BE SHOWN ON ALL ELEVATIONS.
 2. MATERIALS TO BE USED TO BE SHOWN ON ALL ELEVATIONS.
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 10. FINISHES TO BE SHOWN ON ALL ELEVATIONS.



1. BUILDING ELEVATION - SOUTH



2. BUILDING ELEVATION - WEST



3. BUILDING ELEVATION - NORTH

BUILDING ELEVATION