

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 5/4/2026 Weekly Agenda Date: 5/12/2026

Elected Official / Department Head / Citizen: Ryan Ericson

Wording for Agenda Item:

FY27 Capital Improvement Requests 1. Auditor 2. Building Services 3. Bldg Svs/Juvenile Detention 4. Conservation 5. Siouxland District Health 6. Emergency Services 7. Secondary Roads 8. Sheriff 9. Treasurer 10. WCICC

Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

Background & Financial Impact:

Recommendation:

Attachments:

[Attachment 1](#)

Approved by Board of Supervisors on March 17, 2026

FY27 CIP Requests				
CIP Bond Issue (Debt Service Fund)				
Dept	Project Name	Original Amount	Current Amount	Misc Notes
Auditor	Carpet, Paint, Blinds, F, F & E for Auditor and Recorder	200,000	200,000	
Bldg Svs	Tri-View Parking Lot	5,000	5,000	
Bldg Svs	LEC Sign, Bus Shelter, Sidewalk	50,000	50,000	
Bldg Svs	Trosper-Hoyt Entrance, ADA Ramp, Facade	160,000	160,000	
Bldg Svs	Courthouse Wheelchair Lifts	162,000	162,000	
Bldg Svs/Juvenile Detention	Trosper-Hoyt JD specific repairs	225,000	225,000	
Conservation	Observation Deck	15,000	15,000	
Conservation	Retaining Wall	42,800	42,800	
Conservation	Water Fall, retaining wall, sidewalk	101,475	101,475	
District Health	HVAC	48,652	48,652	
EMS	Air Compressor	135,000	135,000	
EMS	Pickup/Plow	90,000	90,000	
EMS	Driveway	41,928	41,928	
EMS	Roof Maintenance	300,000	300,000	
Sec Rds	Real Estate for Hornick Shop	140,000	140,000	
Sheriff	Body Scanner	201,500	201,500	
Sheriff	Radio Equipment	106,809	106,809	
Treasurer	Anthon Office	34,274	34,274	
WCICC	Hyper-Converged Infrastructure Refresh	500,000	500,000	
WCICC	Multifuntions Printers & PCs	100,000	100,000	
Board	Loan Note Fees	20,000	20,000	
Total CIP Requests		2,679,438	2,679,438	

CIP – NEW PROJECT REQUEST FORM

Project Name: District 5 Hornick Secondary Road Maintenance Facility

Project Number: *(Finance will provide number)*

Project Manager: County Engineer, Laura Sievers, PE

Department/Division: Secondary Roads

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
<u>Revenues</u>						
Old Shop/Property				\$75,000		\$75,000
Culvert Storage			\$20,000			\$20,000
Gravel Storage			\$20,000			\$20,000
Total Revenues			\$40,000	\$75,000		\$115,000
<u>Expenditures</u>						
7 acres	\$140,000					\$140,000
Site Development		\$50,000				\$50,000
Main Building		\$4,000,000				\$4,000,000
Cold Storage			\$200,000			\$200,000
Sand/Salt Storage			\$30,000			\$30,000
Total Expenditures	\$140,000	\$4,050,000	\$230,000			\$4,420,000

Comments: Project information on following pages.

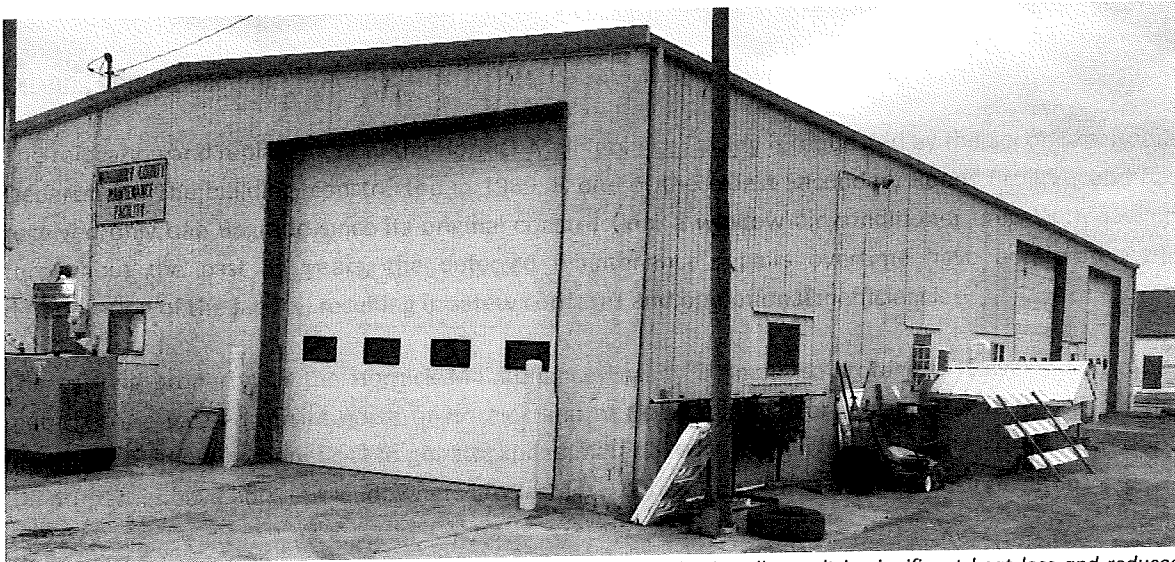
Secondary Roads Capital Improvement Program

Existing Conditions

The relocation and replacement of the Hornick Maintenance Facility is requested by the Secondary Roads Department. The building, constructed in 1969, is one of the oldest Secondary Roads facilities and has received only one upgrade since its original construction, a window air conditioner unit. With savings throughout the past 57 years, the deferred maintenance repairs overtime have accelerated the deterioration of the facility, resulting in safety concerns and operational inefficiencies.

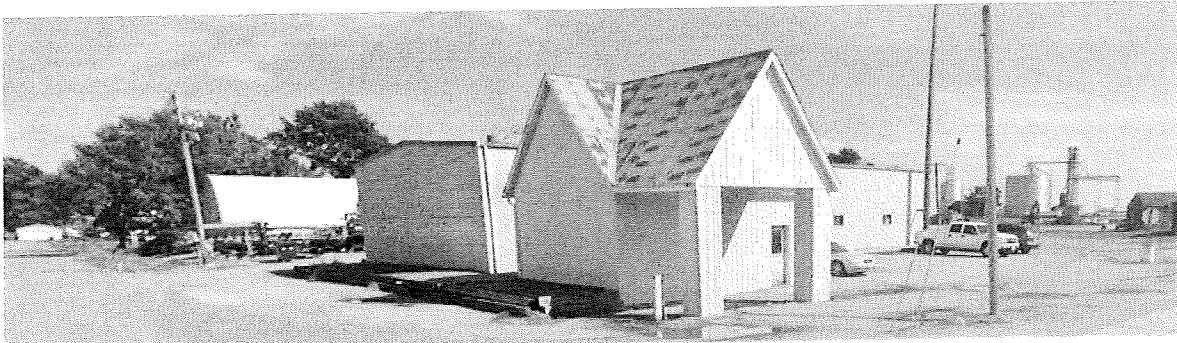
The existing property for the Hornick Maintenance Facility is small, so storage of culverts and other materials are located offsite north of Hornick and at Holly Springs. For efficiency and security of the materials, it would be beneficial to get stockpiled material where equipment to handle it is located. All the properties have adjacent landowners interested in purchasing if the new facility is relocated.

The following photos document the current condition of the Hornick Maintenance Facility and highlight some of the deficiencies below. The photographs provide a snapshot of conditions but do not fully convey the extent of deterioration. An on-site visit is the best way to understand the challenges faced by County staff working at this facility.



Hornick Maintenance Facility – Large gaps between overhead door and sidewalls result in significant heat loss and reduced efficiency during winter operations.

With limited overhead doors, equipment is usually scraping the door frames as the equipment squeezes into the facility. One plow needs to be removed daily in the winter months, so all the trucks fit inside overnight.

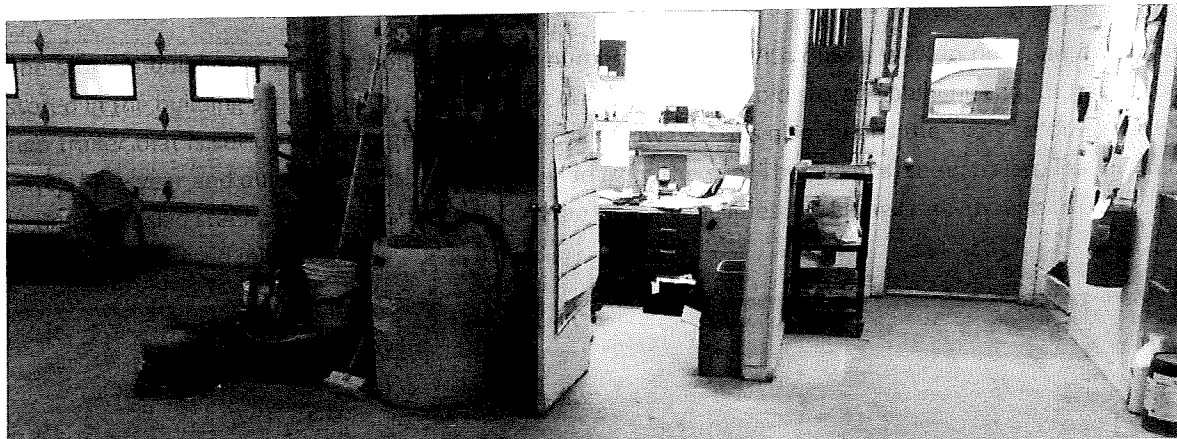


700-ft storage building is too small

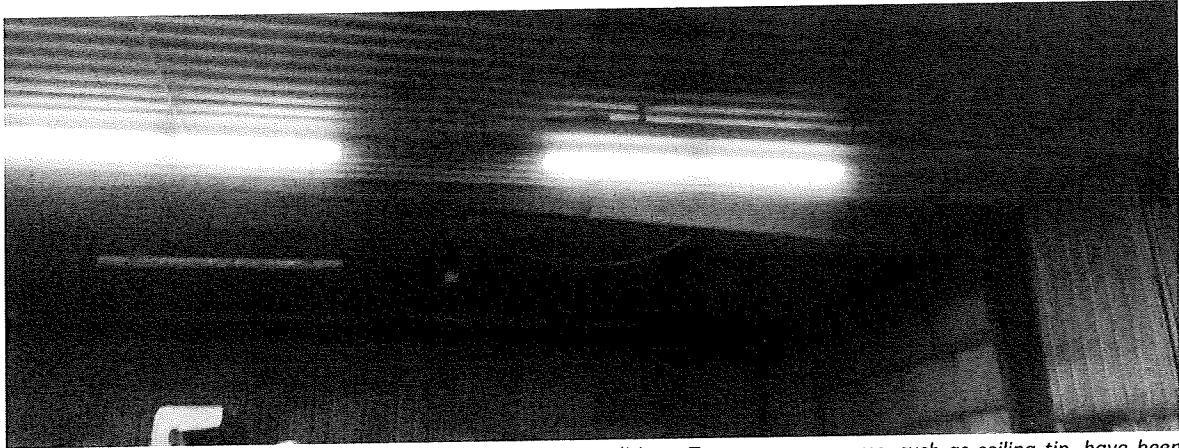
The storage building is used to house the bulk purchased tires. With only a walk-in door, all materials stored in the building are moved by staff and not equipment. The cold storage building cannot house the sign trailer that is set up for emergency closures of roadways. This also means the signs sit outside 365 days of the year and quickly diminish their useful life from the sun. The pickups, semi, trailer, loader, and at times the skid steer are parked outside due to the existing facilities not being large enough to house all the equipment used in District 5.



Makeshift Conference Room/Breakroom – employees sit next to snow equipment, does not allow for adequate safety meetings.



Closet space has been used as Office/Document Storage - limited office and document storage space.



Inadequate, insufficient lighting impacts safety and working conditions. Temporary measures, such as ceiling tin, have been installed to divert rainwater and prevent damage to electrical overhead door components.



Ongoing roof leaks and deteriorated insulation contribute to structural decline and unsafe conditions.

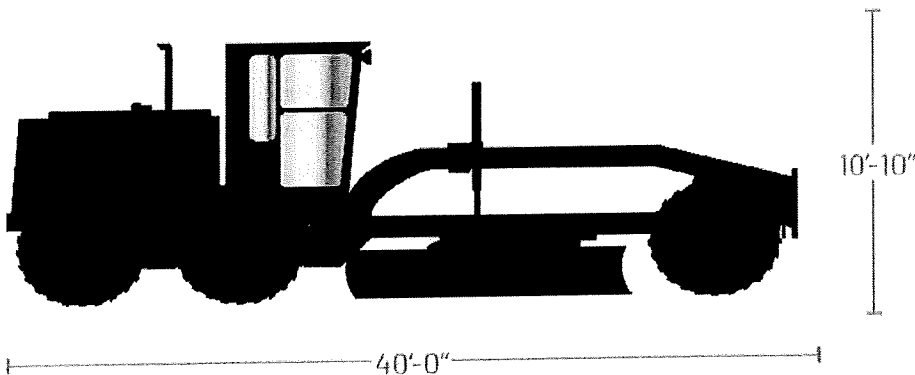
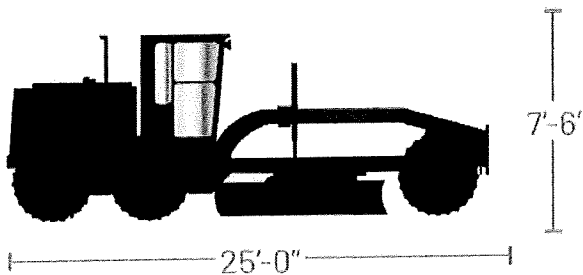
These conditions directly impact employee safety, morale and equipment longevity.

Proposed New Facility

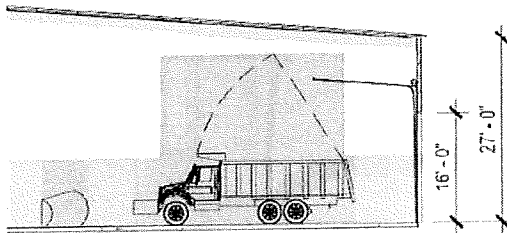
A new Maintenance Facility in Hornick is justified due to the numerous inadequacies of the existing building and would help address:

- A. **Location:** Residential neighborhood complaints about the 5 AM loading of sand/salt material. A new location would be outside the residential neighborhood.
- B. **Employee Needs:** Lack of adequate space for documentation storage for the district. No designated break room to conduct safety meetings and employee lockers. A small, designated room would meet this need.
- C. **Electrical Issues:** The electrical does not fully support all the needs and the equipment in the building. A new facility would provide Code compliant electrical work.

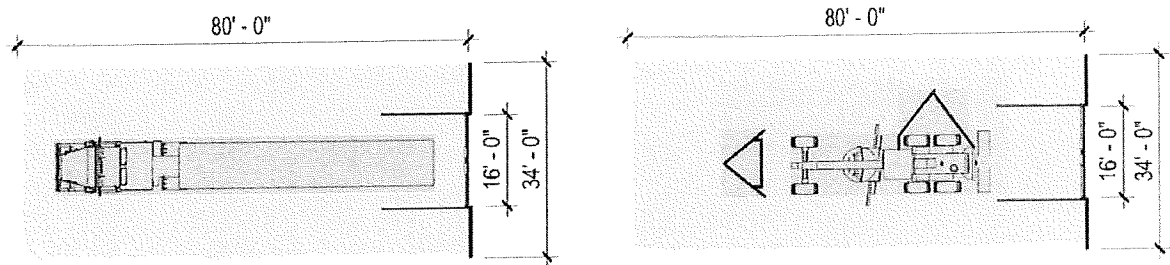
- D. **Storage:** Insufficient space for bulk oil and DEF systems. Inadequate door opening to use equipment to move heavy tires. No room for storage of emergency road closure signs. Either a separate storage building or a bit larger main facility would provide adequate storage for all equipment, tires, signs, etc.
- E. **Size:** The current building is too small, and not all equipment can be housed indoors. The size of road equipment has changed significantly since the building was originally constructed. Pictured below is a comparison of the 1960's motor grader to the size of ones the County is using today. The minimum truck with snowplow equipment bay and motor grader bay would be 60-ft x 22-ft.



- F. **Heating:** Due to significant roof failures and damaged insulation throughout the building, the existing heating system is unable to maintain adequate temperatures during winter weather to fully melt and dry the snow and ice off the equipment before the next day of work.
- G. **Vehicle Washing:** There is no wash bay, forcing vehicles to be washed outside in poor weather or not at all because of freezing temperatures, accelerating equipment wear. The minimum specialty bays for washing and maintenance would be 80-ft x 34-ft with a 27-ft height clearance.

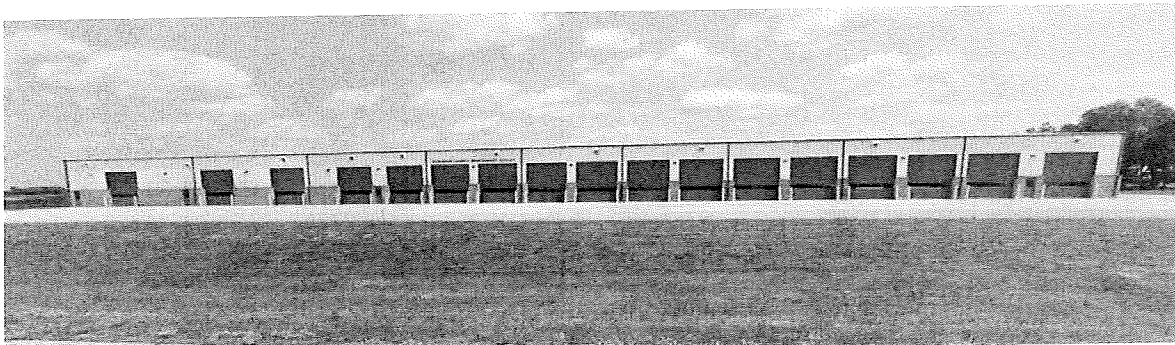


H. **Maintenance:** With no mechanic's bay, equipment being repaired requires even more equipment stored outside when there are delays in repairs while waiting for parts and available workspace. The ceiling is too low to lift equipment needing repaired, which limits the ability to repair equipment and to see all the issues with the equipment. Adequate space around equipment for repair work and cleaning of equipment is shown below:



I. **Structural Issues:** The roof leaks, sidewalls are rusted through, large gaps between the overhead doors and frames, and the floor around the drain is eroding. A new, well-maintained building would resolve all these problems.

Other counties, including Dickinson County, have recently invested in modern Secondary Roads facilities, including a maintenance facility in Spirit Lake constructed in 2021. While costs vary based on size and features, these projects demonstrate the ongoing need for counties to replace aging infrastructure. Based on current construction costs and the operational needs of Woodbury County, a building cost in the range of \$4,000,000 is a reasonable and supportable estimate.



Dickinson County 2021

Open Invite to Tour

The Board of Supervisors and Finance Director are encouraged to visit the Hornick Maintenance Facility to observe these conditions firsthand. The deficiencies outlined above are readily apparent and underscore the need for investment in a modern, functional facility. Decades of minimal investment in this facility have deferred costs to the present, where replacement is now the most practical and cost-effective solution.