



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JUNE 21, 2016) (WEEK 25 OF 2016)

Agenda and Minutes also available at www.woodburycountyiowa.gov

Larry D. Clausen 389-5329 lclausen@woodburycountyiowa.gov
Mark A. Monson 204-1015 mmonson@woodburycountyiowa.gov
Jaclyn D. Smith 898-0477 jasmith@woodburycountyiowa.gov
Jeremy J. Taylor 259-7910 jtaylor@woodburycountyiowa.gov
Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 21, 2016 at 4:30 p.m. in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board for speakers.

- 1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, their address, and then their statement.
4. Everyone will have an opportunity to speak. Therefore, please limit your remarks to three minutes on any one item.
5. At the beginning of the discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the first or final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please turn off all cell phones and other devices while in the Board Chambers.

AGENDA

- 4:30 p.m. 1. Call Meeting to Order - Pledge of Allegiance to the Flag - Moment of Silence
2. Citizen Concerns Information
3. Approval of the agenda June 21, 2016 Action
4. Approval of the minutes of the June 14, 2016 meeting Action
5. Discussion and approval of claims Action
6. Human Resources - Ed Gilliland
a. Approval of Memorandum of Personnel Transaction Action
b. Authorize Chairman to sign Authorization to Initiate Hiring Process Action
c. Approval of request to de-authorize County position Action
d. Looking for consensus to move forward with the purchase of a new copier Action
7. Veteran Affairs - Danielle Dempster
Receive Commission of Veteran Affairs Quarterly Report Action
8. Planning/Zoning - John Pylelo
Public hearing and approval of second reading of Zoning Ordinance Map Amendment for Affordable Self Storage, LLC regarding re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005 Action

- | | |
|--|--------|
| 9. Secondary Roads – Mark Nahra | |
| a. Consideration of approval of permit to work in the right of way | Action |
| b. Consideration of approval of project plans for Project FM-CO97 (126)
--55-97 for HMA resurfacing of Correctionville Road | Action |
| c. Receive and consideration of award of bid for project no. Pavement Marking
2016 | Action |

**Recess Board of Supervisors meeting
Convene Wolf Creek Drainage District Trustees meeting**

- | | |
|---|--------|
| 10. Consideration of approval of reclassification and annexation of lands draining
to the Wolf Creek Drainage District | Action |
|---|--------|

**Adjourn Wolf Creek Drainage District Trustees meeting
Continue Board of Supervisors meeting**

- | | |
|---|-------------|
| 11. Board of Supervisors – Jeremy Taylor | |
| a. Clarification of Supervisor committee assignments to Interstate Justification
Report (IJR) | Information |
| b. Consideration of Veteran Affairs location/expansion and payment of rent to
Sioux Rivers Region | Information |
| 12. Board of Supervisors – Matthew Ung
Woodbury County legal counsel letter to Sioux Rivers Region | Information |
| 13. Board of Supervisors – Jeremy Taylor & Matthew Ung
Funding intention for the Ag Expo Center | Information |
| 14. Chairman's Report
Governor's Proclamation/Yasha Ministries request | Information |
| 15. Reports on Committee Meetings | Information |
| 16. Citizen Concerns | Information |
| 17. Board Concerns and Comments | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- MONDAY, JUNE 20** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech
- MONDAY, JUNE 27** **6:00 p.m.** Zoning Commission Meeting, Board of Supervisors' Chambers
- 7:30 p.m.** Fair Board Meeting, Woodbury County Fair Office, Fairgrounds, Merville, Iowa
- TUESDAY, JULY 5** **4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THURSDAY, JULY 7** **5:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WEDNESDAY, JULY 13** **8:05 a.m.** Woodbury County Information Communication Commission, Board of Supervisors' Chambers
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- 8:00 p.m.** County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- THURSDAY, JULY 14** **12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St, Sioux City, Iowa
- 7:00 p.m.** Siouxland Mental Health Center, Board Meeting, 625 Court Street
- MONDAY, JULY 18** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- WEDNESDAY, JULY 20** **10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting 313 Cook Street
- 12:00 noon** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202, Sioux City, Iowa
- THURSDAY, JULY 21** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St., Sioux City, Iowa
- MONDAY, JULY 25** **6:00 p.m.** Zoning Commission Meeting, Board of Supervisors' Chambers
- TUESDAY, JULY 26** **11:00 a.m.** Sioux Rivers Regional Governance Board Meeting, Plymouth County Courthouse Annex Building, 215 4th Ave. S.E., Le Mars, Iowa
- 2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F

The following Boards/Commission have vacancies: Commission To Assess Damages - Category A, Category B, Category C and Category D

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

#4

JUNE 14, 2016 —TWENTYTHIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 14, 2016 at 4:30 p.m. Board members present were Monson, Ung, Smith, Clausen, and Taylor. Staff members present were Karen James, Board Administrative Coordinator, Ed Gilliland, Human Resources Director and Patrick Gill, Auditor/Clerk to the Board.

1. The meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.
2. There were no citizen concerns.
3. Motion by Monson second by Smith to approve the Agenda for June 14, 2016. Carried 5-0. Copy filed.
4. Motion by Clausen second by Ung to approve the minutes of the June 7, 2016 Board meeting. Carried 5-0. Copy filed.
5. Motion by Monson second by Taylor to the claims totaling \$261,486.24. Carried 5-0. Copy filed.
6. There was a good news report on June 9, 2016 opening of Dogwood Trail in Sergeant Bluff and another sign of progress, the new elevator. Copy filed.
7. A public hearing was held at 4:35 p.m. for sale of parcel #246840, 1821 Pierce St. The Chairperson called on anyone wishing to be heard.

Motion by Clausen second by Ung to close the public hearing. Carried 5-0.

There were no bids offered.

8. Patrick Gill, Auditor/Clerk to the Board, announced there eighteen (18) provisional ballots of which sixteen (16) were added to the tally and two hundred twenty-six (226) after-election ballots of which one hundred seventy-nine (179) were accepted for Election held on June 7, 2016. Official Canvass results were as follows:

State Representative District 005-Democrat

Candidate Total	Zero (0) votes
SCATTERING	Five (5) votes
TOTAL	Five (5) votes

State Representative District 005-Republican

Chuck Holz	Received four hundred twenty-six (426) votes
Candidate Total	Four hundred twenty-six (426) votes
SCATTERING	Three (3) votes
TOTAL	Four hundred twenty-nine (429) votes

State Representative District 006-Democrat

Perla J Alarcon-Flory	Received six hundred fifteen (615) votes
Candidate Total	Six hundred fifteen (615) votes
SCATTERING	Seven (7) votes
TOTAL	Six hundred twenty-two (622) votes

State Representative District 006-Republican

Jacob Bossman	Received one thousand one hundred two (1102) votes
Jim Carlin	Received one thousand one hundred fifty-nine (1159) votes
Candidate Total	Two thousand two hundred sixty-one (2261) votes
SCATTERING	Ten (10) votes
TOTAL	Two thousand two hundred seventy-one (2271) votes

State Representative District 013-Democrat

Chris Hall	Received six hundred eleven (611) votes
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Candidate Total	Six hundred eleven (611) votes
SCATTERING	One (1) votes
TOTAL	Six hundred twelve (612) votes

State Representative District 013-Republican

Shaun Broyhill	Received one thousand fifty-seven (1057) votes
Candidate Total	One thousand fifty-seven (1057) votes
SCATTERING	Eight (8) votes
TOTAL	One thousand sixty-five (1065) votes

State Representative District 014-Democrat

Timothy H Kacena	Received five hundred seventy-one (571) votes
Candidate Total	Five hundred seventy-one (571) votes
SCATTERING	Five (5) votes
TOTAL	Five hundred seventy-six (576) votes

State Representative District 014-Republican

Robert Henderson	Received eight hundred ninety-three (893) votes
Candidate Total	Eight hundred ninety-three (893) votes
SCATTERING	Thirteen (13) votes
TOTAL	Nine hundred six (906) votes

State Representative District 017-Democrat

Jan Creasman	Received sixty-four (64) votes
Candidate Total	Sixty-four (64) votes
SCATTERING	Zero (0) votes
TOTAL	Sixty-four (64) votes

State Representative District 017-Republican

Matt W. Windschitl	Received two hundred twenty-nine (229) votes
Candidate Total	Two hundred twenty-nine (229) votes
SCATTERING	Four (4) votes
TOTAL	Two hundred thirty-three (233) votes

United States Representative District 4-Democrat

Kim Weaver	Received one thousand nine hundred sixty-one (1961) votes
Candidate Total	One thousand nine hundred sixty-one (1961) votes
SCATTERING	Twelve (12) votes
TOTAL	One thousand nine hundred seventy-three (1973) votes

United States Representative District 4-Republican

Rick Bertrand	Received two thousand seven hundred (2700) votes
Steve King	Received three thousand four hundred forty-nine (3449) votes
Candidate Total	Six thousand one hundred forty-nine (6149) votes
SCATTERING	Two (2) votes
TOTAL	Six thousand one hundred fifty-one (6151) votes

United States Senator-Democrat

Thomas L. Fiegen	Received one hundred forty-three (143) votes
Robert M Hogg	Received four hundred twenty (420) votes
Patty Judge	Received one thousand two hundred seventy-two (1272) votes
Bob Krause	Received three hundred three (303) votes
Candidate Total	Two thousand one hundred thirty-eight (2138) votes
SCATTERING	Twelve (12) votes
TOTAL	Two thousand one hundred fifty (2150) votes

United States Senator-Republican

Charles E. Grassley	Received five thousand one hundred seventy-six (5176) votes
Candidate Total	Five thousand one hundred seventy-six (5176) votes
SCATTERING	One hundred forty-four (144) votes
TOTAL	Five thousand three hundred twenty (5320) votes

County Auditor/Recorder/Commissioner of Elections-Democrat

Patrick Gill	Received two thousand one hundred (2100) votes
Candidate Total	Two thousand one hundred (2100) votes
SCATTERING	Nineteen (19) votes
TOTAL	Two thousand one hundred nineteen (2119) votes

County Auditor/Recorder/Commissioner of Elections-Republican

Candidate Total	Zero (0) votes
SCATTERING	One hundred sixty-three (163) votes
TOTAL	One hundred sixty-three (163) votes

We therefore declare: Patrick Gill successful candidate for the office of County Auditor/Recorder/Commissioner of Elections and whose name will be on the November 8th, 2016 General Election.

County Sheriff-Democrat

Candidate Total	Zero (0) votes
SCATTERING	One hundred sixty-two (162) votes
TOTAL	One hundred sixty-two (162) votes

County Sheriff-Republican

Dave Drew	Received five thousand three hundred fifty-six (5356) votes
Candidate Total	Five thousand three hundred fifty-six (5356) votes
SCATTERING	Fifty-two (52) votes
TOTAL	Five thousand four hundred eight (5408) votes

We therefore declare: Dave Drew successful candidate for the office of County Sheriff and whose name will be on the November 8th, 2016 General Election.

County Supervisor Dist. 1 - 4 Yr Term-Democrat

Jaclyn Smith	Received two thousand fourteen (2014) votes
Candidate Total	Two thousand fourteen (2014) votes
SCATTERING	Fifteen (15) votes
TOTAL	Two thousand twenty-nine (2029) votes

County Supervisor Dist. 1 - 4 Yr Term-Republican

John Fitch	Received two thousand four hundred nine (2409) votes
Keith W. Radig	Received two thousand eight hundred seventy-five (2875) votes
Candidate Total	Five thousand two hundred eighty-four (5284) votes
SCATTERING	Twenty-three (23) votes
TOTAL	Five thousand three hundred seven (5307) votes

We therefore declare: Keith W. Radig and Jaclyn Smith successful candidates for the office of County Supervisor Dist. 1 - 4 Yr Term and their names will be on the November 8th, 2016 General Election.

County Supervisor Dist. 3 - 4 Yr Term-Democrat

Mark Monson	Received eight hundred eighty-two (882) votes
Marty Pottebaum	Received one thousand three hundred thirteen (1313) votes
Candidate Total	Two thousand one hundred ninety-five (2195) votes
SCATTERING	Six (6) votes
TOTAL	Two thousand two hundred one (2201) votes

County Supervisor Dist. 3 - 4 Yr Term-Republican

Candidate Total	Zero (0) votes
SCATTERING	One hundred forty-nine (149) votes
TOTAL	One hundred forty-nine (149) votes

We therefore declare: Marty Pottebaum successful candidate for the office of County Supervisor Dist. 3 - 4 Yr Term and whose name will be on the November 8th, 2016 General Election.

County Supervisor Dist. 5 - 4 Yr Term-Democrat

Bruce Garbe	Received one thousand eight hundred thirty-eight (1838) votes
Candidate Total	One thousand eight hundred thirty-eight (1838) votes
SCATTERING	Fourteen (14) votes
TOTAL	One thousand eight hundred fifty-two (1852) votes

County Supervisor Dist. 5 - 4 Yr Term-Republican

Rocky De Witt	Received one thousand eighty-seven (1087) votes
Nathan Heilman	Received four hundred thirty-eight (438) votes
Bruce Hokel	Received two hundred thirty-eight (238) votes
Willard Brian McNaughton	Received eight hundred thirty-four (834) votes
Gary P Niles	Received one thousand one hundred ninety-seven (1197) votes
John Van Eldik	Received three hundred thirteen (313) votes
Tom Verzani	Received one thousand fourteen (1014) votes
Candidate Total	Five thousand one hundred twenty-one (5121) votes
SCATTERING	Nineteen (19) votes
TOTAL	Five thousand one hundred forty (5140) votes

We therefore declare: Bruce Garbe a successful candidate for the office of County Supervisor Dist. 5 - 4 Yr Term and whose name will be on the November 8th, 2016 General Election.

Motion by Taylor second by Clausen to receive for signatures the canvass of the Election held on the 7th day of June 2016. Carried 5-0. Copy filed.

- 9a. Motion by Smith second by Monson to approve the separation of James Moravek, P/T Youth Worker, Juvenile Detention Dept., effective 6-11-16. Resignation.; the appointment of Toby Schroeder, Temporary Summer Laborer, Secondary Roads Dept., effective 6-15-16, \$9.50/hour. Not to exceed 120 days.; and the appointment of Ajay Alexander, Attorney-HIDTA Grant, County Attorney Dept., effective 6-20-16, \$55,000/year. Entry Salary: \$50,000-\$58,500/year. Carried 5-0. Copy filed.
- 9b. Motion by Monson second by Clausen to authorize the Chairperson to sign the Authorization to initiate the hiring process for P/T Youth Worker, Juvenile Detention Dept., AFSCME Juvenile Detention: \$17.53/hour. Carried 5-0. Copy filed.
- 10a. Motion by Smith second by Monson to approve the lifting of tax suspension for David Johnson, parcel #302985, 4501 Arthur St. Carried 5-0. Copy filed.
- 10b. Motion by Monson second by Ung to approve the lifting of tax suspension for Mike Speese, parcel #436575, 1901 W. Highland St. Carried 5-0. Copy filed.
- 10c. Motion by Clausen second by Smith to approve the lifting of tax suspension for James Triplett, parcel #894730279012, 1705 W. 4th St. Carried 5-0. Copy filed.
- 10d. Motion by Taylor second by Monson to approve the lifting of tax suspension for Steven White, parcel #894729107021, 1611 W. 5th St. Carried 5-0. Copy filed.
- 10e. Motion by Monson second by Smith to approve the reappointment of Vicki DeWitt to Veteran Affairs Commission. Carried 5-0. Copy filed.

11. A public hearing was held for the first reading of Zoning Ordinance map amendment for Affordable Self Storage, LLC regarding re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005.

Motion by Clausen second by Monson to close the public hearing. Carried 5-0.

Motion by Clausen second by Monson to approve the first reading of the Zoning Ordinance Map Amendment for Affordable Self Storage, LLC to re-zone to AE (Agricultural Estates) of GIS Parcel #884728400005. Carried 5-0. Copy filed.

- 12a. Motion by Monson second by Ung to approve the permit to work in the right of way for Phred Linn. Carried 5-0. Copy filed.

- 12b. Motion by Taylor second by Ung to approve the permit to work in the right of way for Greg Herbold. Carried 5-0. Copy filed.

- 12c. Motion by Monson second by Taylor to approve the certificate of completion for project #L-C(N91)—73-97. Carried 5-0. Copy filed.

13. Information on consideration of the establishment of a Woodbury County Minimum Wage Advisory Committee. Copy filed.

Motion by Monson second by Smith to place consideration of the establishment of a Woodbury County Minimum Wage Advisory Committee on the agenda of a subsequent Board meeting. Failed 2-3; Monson, Ung and Taylor opposed.

14. The Chairperson reported on day to day activities.

15. The Board members reported on their committee meetings.

16. There were no citizen concerns.

17. Board members offered concerns and comments.

The Board recessed to the City of Hornick for a Wolf Creek Drainage District meeting.

The Board held a meeting as trustees of the Wolf Creek Drainage District in the City Hornick to receive information on an engineering report of proposed work to be completed within the district.

The Board adjourned the regular meeting until June 21, 2016.

Meeting sign in sheet. Copy filed.

HUMAN RESOURCES DEPARTMENT
MEMORANDUM OF PERSONNEL TRANSACTIONS

#6a

DATE: June 21, 2016

*** PERSONNEL ACTION CODE:**

- | | |
|-----------------|----------------------|
| A - Appointment | R - Reclassification |
| T - Transfer | E - End of Probation |
| P - Promotion | S - Separation |
| D - Demotion | O - Other |

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Wingert, Michael	County Sheriff	7-01-16	% Deputy-Captain	\$83,027/year	5%=\$5,001/year	P	Promotion to 83% Deputy-Captain.
Phillips, Lynette	County Sheriff	7-01-16	Civilian Captain	\$73,851/year	0%	P	Promotion to Civilian Captain.
Armstrong, Donald	County Sheriff	7-01-16	% Deputy-Lieutenant	\$78,026/year	14%=\$9,790/year	P	Promotion to 78% Deputy-Lieutenant.
Garthright-Chwirka, Christine	County Sheriff	7-01-16	Deputy Sergeant	\$32.68/hour	7%=\$2.19/hour	P	Promotion to Deputy Sergeant.
Uhl, Randy	County Sheriff	7-01-16	Jail Sergeant	\$26.68/hour	10.5%=\$2.56/hour	P	Promotion to Jail Sergeant.
Kelley, Gerald	Emergency Services	7-06-16	F/T Operations Officer	\$15.83/hour		A	Job Vacancy Posted 4-20-16. Entry Salary: \$13.90 - \$15.83/hour.

APPROVED BY BOARD DATE:

ED GILLILAND, HR DIRECTOR:



WOODBURY COUNTY
HUMAN RESOURCES DEPARTMENT

TO: Board of Supervisors and the Taxpayers of Woodbury County
FROM: Ed Gilliland, Human Resources Director
SUBJECT: Memorandum of Personnel Transactions
DATE: June 21, 2016

For the June 21, 2016 meeting of the Board of Supervisors and the Taxpayers of Woodbury County the Memorandum of Personnel Transactions will include:

- 1) County Sheriff Promotion to % Deputy-Captain.
- 2) County Sheriff Promotion to Civilian Captain.
- 3) County Sheriff Promotion to % Deputy-Lieutenant.
- 4) County Sheriff Promotion to Deputy Sergeant.
- 5) County Sheriff Promotion to Jail Sergeant.
- 6) Emergency Services F/T Operations Officer, Appointment.

Thank you

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA



DATE: June 21, 2010

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Secondary Roads	GIS Facilities and Inventory Manager	Wage Plan: \$30.93/hour		
	*Please see attached memo.			

Chairman, Board of Supervisors



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Human Resources Department
Board of Supervisors

From: Mark Nahra, Woodbury County Engineer

Date: June 15, 2016

Subject: GIS Specialist to GIS Inventory and Facilities Manager

As part of my FY 2017 budget proposal, I requested an improved position for our GIS Specialist, Kyle Gates. With the retirement of Roger Milligan in 2011, the duties of the former Maintenance Supervisor were divided among other departmental management employees. Mr. Gates has taken on the duties of supervising the two sign technicians as well as the management of the departmental sign budget. He manages the sign inventory and will be responsible for facility and building maintenance supervision in addition to his GIS duties.

The Board of Supervisors approved this position as part of our FY 2017 budget approval process. I am requesting that the reclassification of Mr. Gates be brought before the Board for approval effective July 1, 2016 with the budgeted pay increase of \$7,000.00 plus FICA and IPERS increases equaling \$1,160.64 for FY 2017. This position is to remain hourly and the new annual wage is to be at the top level for this position.

Thank you for your consideration.

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA

A pink square containing the text "#loc" in a black, handwritten-style font.

DATE: _____

REQUEST TO DEAUTHORIZE COUNTY POSITION(S)

DEPARTMENT	POSITION	APPROVED	DISAPPROVED
Secondary Roads	GIS Specialist/Analyst (Position #13011)		
	Deauthorize to Authorize a GIS Inventory and Facilities Manager.		

Chairman, Board of Supervisors



WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

Date: 6-16-2016

Weekly Agenda Date: 6-21-2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Ed Gilliland

WORDING FOR AGENDA ITEM:

Looking for consensus to move forward with the purchase of a new copier, action.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Human Resources Department is looking for permission to lease a new copier. We are currently receiving three bids to replace the nearly 10 year old copier we have. It is costly, jams quite a bit, and requires a great deal of staff time to operate.

BACKGROUND:

With our current copier, the bill has run as high as \$2,+++ per quarter with a large number of colored copies. We made some departmental changes that resulted in a reduction from \$2K/qtr to around \$1,300/qtr. This will result in around \$2,800 a year in savings. Times have changed, copies are better and cheaper. We have 3 bids that will allow us to get down to somewhere in the \$700 to \$800 per quarter range. This would be an additional savings of about \$2,200 per year. With the savings from the departmental change and the savings from leasing a new copier we should net savings in the \$5,000 range annually. Not only will we save money, but staff will spend less time with the machine as it is faster and will not be continually jamming. The output will be higher quality as well.

FINANCIAL IMPACT:

We would save money on a new copier lease and service agreement. Our most expensive quarters with the current arrangement have run \$2,000 per quarter or more. The low end has been \$960.00 per quarter after tightening departmental control. The new lease agreement will cost approximately \$750.00 per quarter. This is a savings compared to our lowest bills with the current arrangement. Financial impact compared to Fiscal 2015 would be around \$5,000 in annual savings, compared to current usage (last 2 quarters) the savings is around \$2,800 to \$3,200 annually.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

My recommendation is to move forward with a new copier lease and service agreement with prior approval of the lease agreement by Assistant County Attorney Joshua Widman.

ACTION REQUIRED / PROPOSED MOTION:

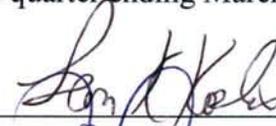
Board approval for HR to choose the best LOCAL vendor. Purchase from and agreement with will be utilizing a Woodbury County based merchant and service provider.

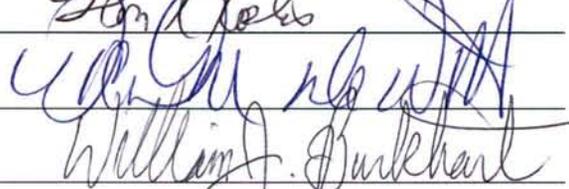
QUARTERLY REPORT
COMMISSION OF VETERAN AFFAIRS

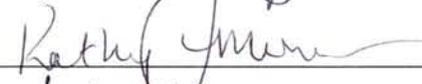


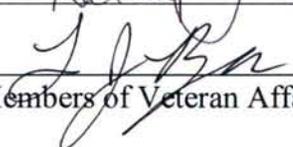
STATE OF IOWA
WOODBURY COUNTY

We, the undersigned, members of the Commission of Veteran Affairs, hereby certify that the following is a correct statement of the initials and amounts of assistance given to persons entitled to relief under Chapter 35 of the Code of Iowa, and for the quarter ending March 31, 2016 – 3rd Quarter (January, February and March 2016).









Members of Veteran Affairs Commission

VETERAN	ASSISTANCE AMT
1005	\$364.00
1026	\$2000.00
1035	\$559.13
1036	\$618.56
1040	\$187.83
1041	\$561.64
1042	\$996.12
1043	\$225.65
1045	\$21.00
1047	\$1000.00
1048	\$803.52

TOTAL ASSISTANCE FY 15-16 3rd QUARTER: \$ 7,337.45

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST



Date: June 15, 2016

Weekly Agenda Date: June 21, 16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Planning & Zoning

WORDING FOR AGENDA ITEM:

Public Hearing and Approval of 2nd reading of Zoning Ordinance Map Amendment for Affordable Self Storage, LLC. Re: Re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The re-zoning petitioner and property owner is Affordable Self Storage, LLC (Mr. Kelly Pry). The location is a 3.0 acre parcel in the SE ¼ of the SE ¼ of Section 28, T88N, R47W of the 5th P.M. (Woodbury Township). The parcel is located on the north side of 210th Street; is addressed 1489 210th St. and known as GIS Parcel # 884728400005.

The parcel is currently zoned AP (Agricultural Preservation) and the petitioner has applied to have the parcel rezoned to AE (Agricultural Estates). The proposed use is for construction of one (1) single family dwelling on the parcel to be occupied by a family member. The rezoning is requested to allow for a level of residential density of more than two residences per quarter-quarter. Without the zoning change a building permit for the new dwelling's construction can not be approved.

Site location and parcel information specifics are provided by attachment.

BACKGROUND:

At the Supervisors meeting of May 17, 2016 the Supervisors accepted the re-zoning petition and forwarded to the Zoning Commission for public hearing and recommendation.

At the Zoning Commission meeting of May 23, 2016 the Commission held the public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested.

On June 14, 2016 your Board held a public hearing and approved the 1st reading of the ordinance.

FINANCIAL IMPACT:

Financial impact will be insignificant as the \$400.00 application fee will cover publication, office and meeting expenses.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

At the Zoning Commission meeting of May 23, 2016 the Commission held the public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested. Staff concurs with the Zoning Commission's recommendation.

ACTION REQUIRED / PROPOSED MOTION:

- 1.) Hold Public Hearing
- 2.) By Motion and Vote Close Public Hearing
- 3.) By Motion and Vote Approve Second Reading of the this Zoning Ordinance Map Amendment

WOODBURY COUNTY, IOWA

ORDINANCE NO. _____

Whereas The Board of Supervisors of Woodbury County, Iowa, has enacted a Zoning Ordinance on August 01, 2008, by resolution No. 10,456, being recorded in the Office of the Woodbury County Recorder, and

Whereas the Woodbury County Board of Supervisors has received a report in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearing(s) on said amendment(s), all as by law provided; and which amendment(s) is/are attached hereto marked item(s) One (1), and hereby made a part hereof; and

Whereas the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearing(s) on said amendment(s), all as by law provided; and

Whereas the Woodbury County Board of Supervisors has concluded that the said this ordinance shall amend the aforesaid Zoning Ordinance;

Now therefore, be it hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning and Subdivision Ordinance is amended as shown on said attached Item(s) One (1); and

Now therefore, be it hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 28th day of June, 2016

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:

BY: _____
Larry Clausen

BY: _____
Mark Monson

BY: _____
Jaclyn Smith

BY: _____
Jeremy Taylor

BY: _____
Matthew A. Ung

Public Hearing and 1st Reading 06/14/2016
Public Hearing and 2nd Reading 06/21/2016
Public Hearing and 3rd Reading with Ordinance Approval 06/28/2016

ITEM ONE (1)

Property Owner : Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Petitioner: Kelly Pry of Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on June 14, 2016 to amend the Woodbury County Zoning and Subdivision Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) Zoning District designation for:

A parcel of land located in the East One-half (E ½) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Eighty-eight (88) North, Range forty-seven (47) West of the 5th Principal Meridian, Woodbury County, Iowa, and more particularly described as follows:

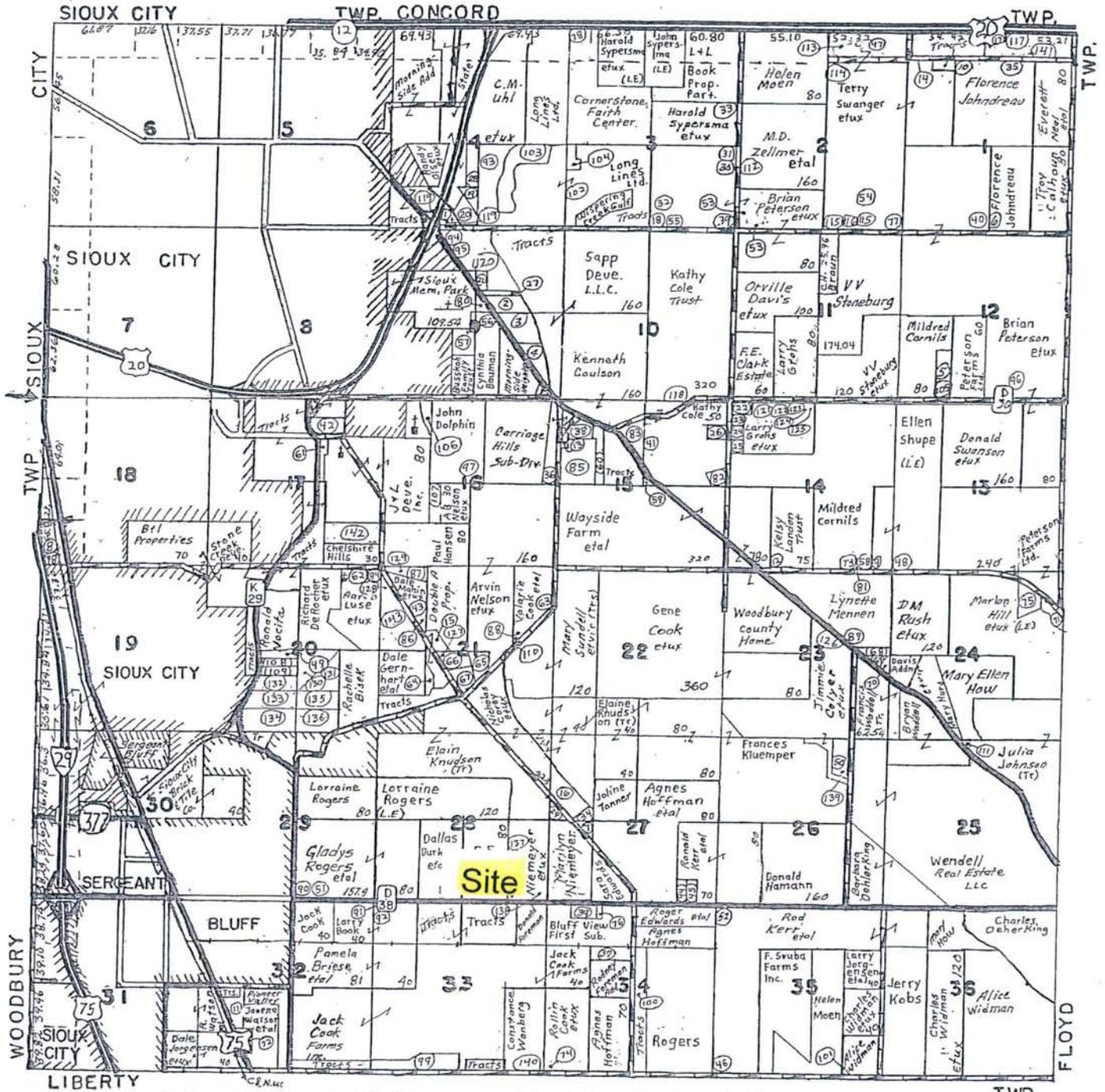
Commencing at the Southeast (SE) Corner of Section Twenty-eight (28), Township Eighty-eight (88) North, Range Forty-seven (47) West of the 5th P.M.; thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") West (an assumed bearing) along the South line of said Section Twenty-eight (28) for Three Hundred Twenty-one and Sixteen-Hundredths Feet (321.16') to the point of beginning; thence continuing along the South line of said Section Twenty-eight (28) for a distance of Two Hundred and Seventy Feet (270.00'); thence North Zero Degrees One Minute Eighteen Seconds (N 00°01'18") East for a distance of Four Hundred Eighty Four Feet (484.00'); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East for a distance of Two Hundred Seventy Feet (270.00'); thence South Zero Degrees One Minute Eighteen Seconds (S 00°01'18") West for a distance of Four Hundred Eighty-four Feet (484.00') to the point of beginning.

Said parcel of land contains 3.00 acres, more or less, including 0.20 acres of right-of-way.

Parcel currently known as GIS Parcel #884728400005 and addressed 1489 210th St., Sergeant Bluff, Iowa.

WOODBURY (E.Pt.) SIOUX CITY (S.E.Pt.)

T-88N R-47W OF THE 5TH P.M.



Affordable Self Storage LLC (Kelly Pry) Re-zone -

AP to AE Section 28 Woodbury



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>KELLY PRY (AFFORDABLE SELF STORAGE LLC)</u>	Applicant <u>SAME</u>
Address <u>806 GLENWOOD COURT</u>	Address _____
<u>SERGEANT BLUFF, IA</u>	_____
Phone <u>251-2458</u>	Phone _____

Engineer/Surveyor CRAIG BEEDLE, L.S. Phone 943-5055

Property Information:

Property Address or Address Range 1489 210TH ST. Woodbury

Quarter/Quarter SE SE Sec 28 Twnshp/Range 88-47 Woodbury

Parcel ID # 884728400005 GIS # 884728400005 Total Acres 3.00

Current Use STORAGE BUILDING Proposed Use SINGLE FAMILY RESIDENCE

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 50.6

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date APRIL 21ST Staff present JOHN PYLELO

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

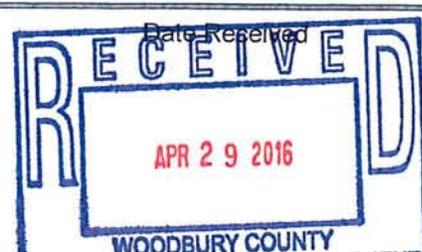
Owner Kelly Pry Applicant Kelly Pry

Date 4-29-16 Date 4-29-16

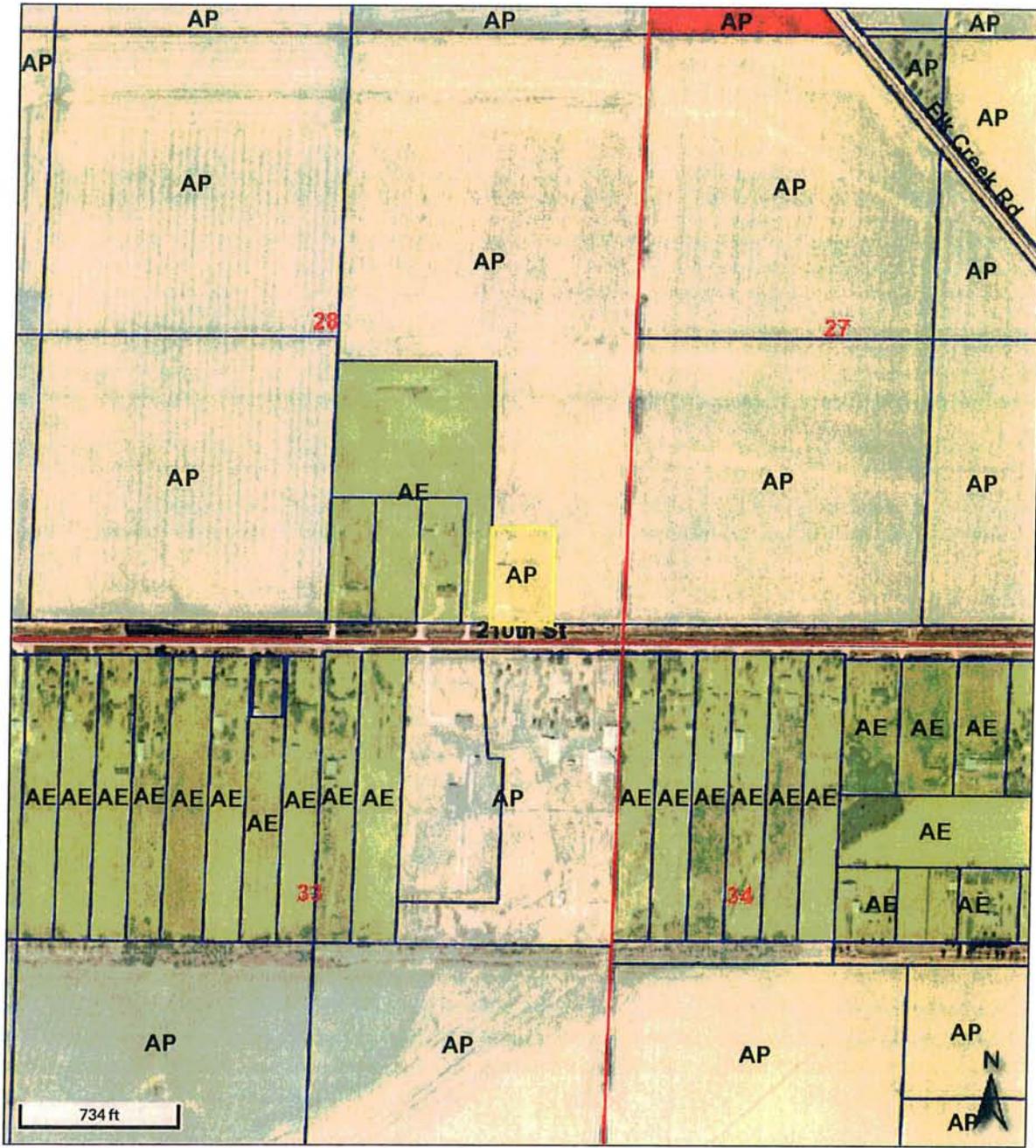
Fee: \$400 Case #: _____

Check #: 8735

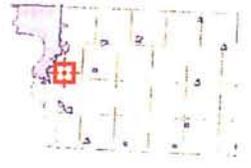
Receipt #: 586643



Beacon™ Woodbury County, IA / Sioux City



Overview

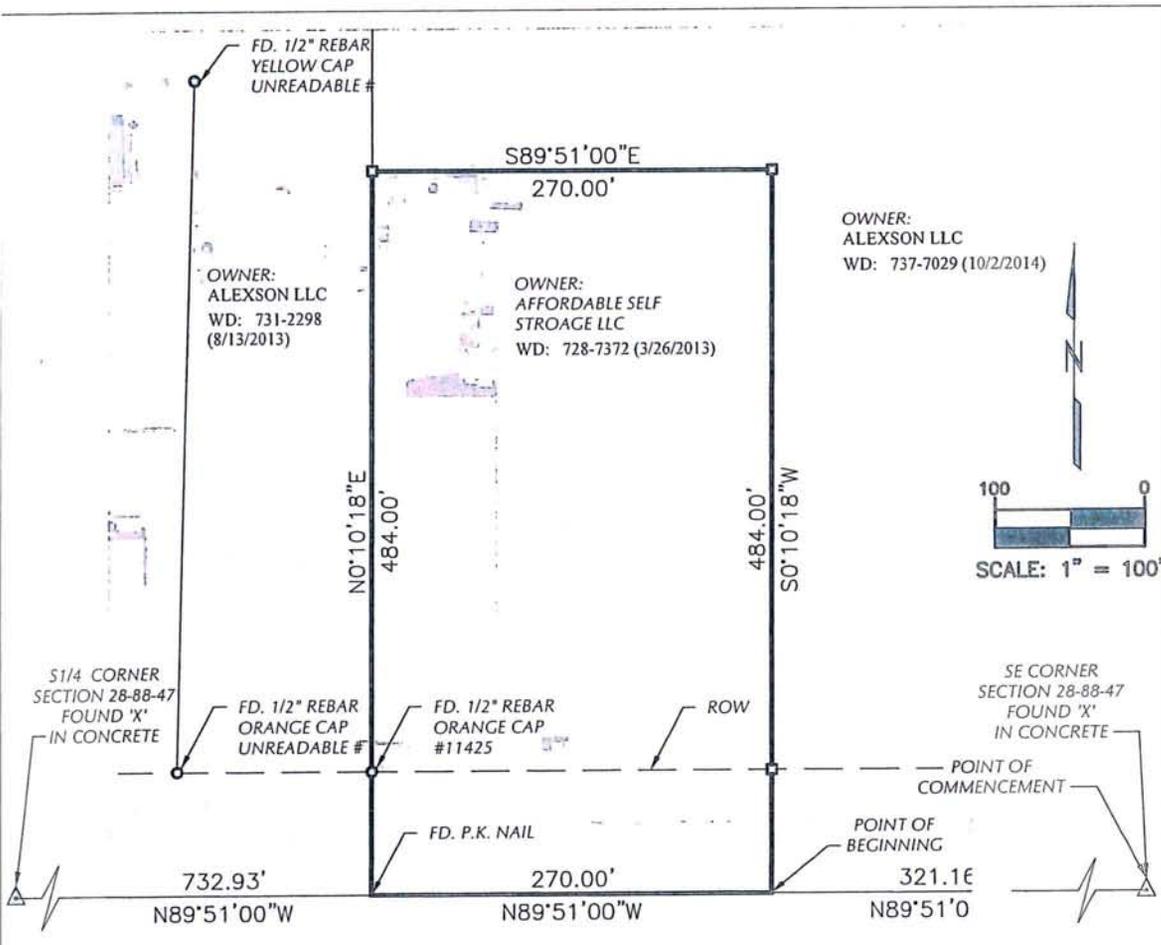


Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales
 - 2013
 - 2014
 - 2015
- ▭ Parcels
- County Zoning
 - AE
 - AE-PD
 - AP
 - AP-PD
 - GC
 - GC-PD
 - GI
 - GI-PD
 - HC
 - HC-PD
 - LI-PD
 - LI
 - NR-PD
 - SR
 - SR-PD
 - WR

Date created: 4/25/2016

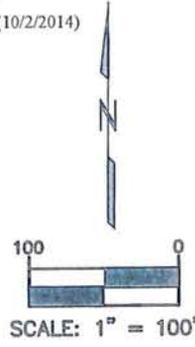
Developed by
 The Schneider Corporation



OWNER:
ALEXSON LLC
WD: 737-7029 (10/2/2014)

OWNER:
ALEXSON LLC
WD: 731-2298
(8/13/2013)

OWNER:
AFFORDABLE SELF
STORAGE LLC
WD: 728-7372 (3/26/2013)



5/4 CORNER
SECTION 28-88-47
FOUND 'X'
IN CONCRETE

SE CORNER
SECTION 28-88-47
FOUND 'X'
IN CONCRETE

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SE 1/4, SE 1/4 SECTION 28 T-88-N, R-47-W OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE 1/4 321.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'00"W 270.00 FEET; THENCE N0°10'18"E 484.00 FEET; THENCE S89°51'00"E 270.00 FEET; THENCE S0°10'18"W 484.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO ALL EASEMENTS OF RECORD.
SAID DESCRIPTION CONTAINS 3.00 ACRES MORE OR LESS.

VICINITY MAP



SECTION 28-88-47

- LEGEND**
- △ SECTION CORNER FOUND (AS NOTED)
 - △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
 - FOUND MONUMENT (5/8" IRON PIN OR AS NOTED)
 - SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



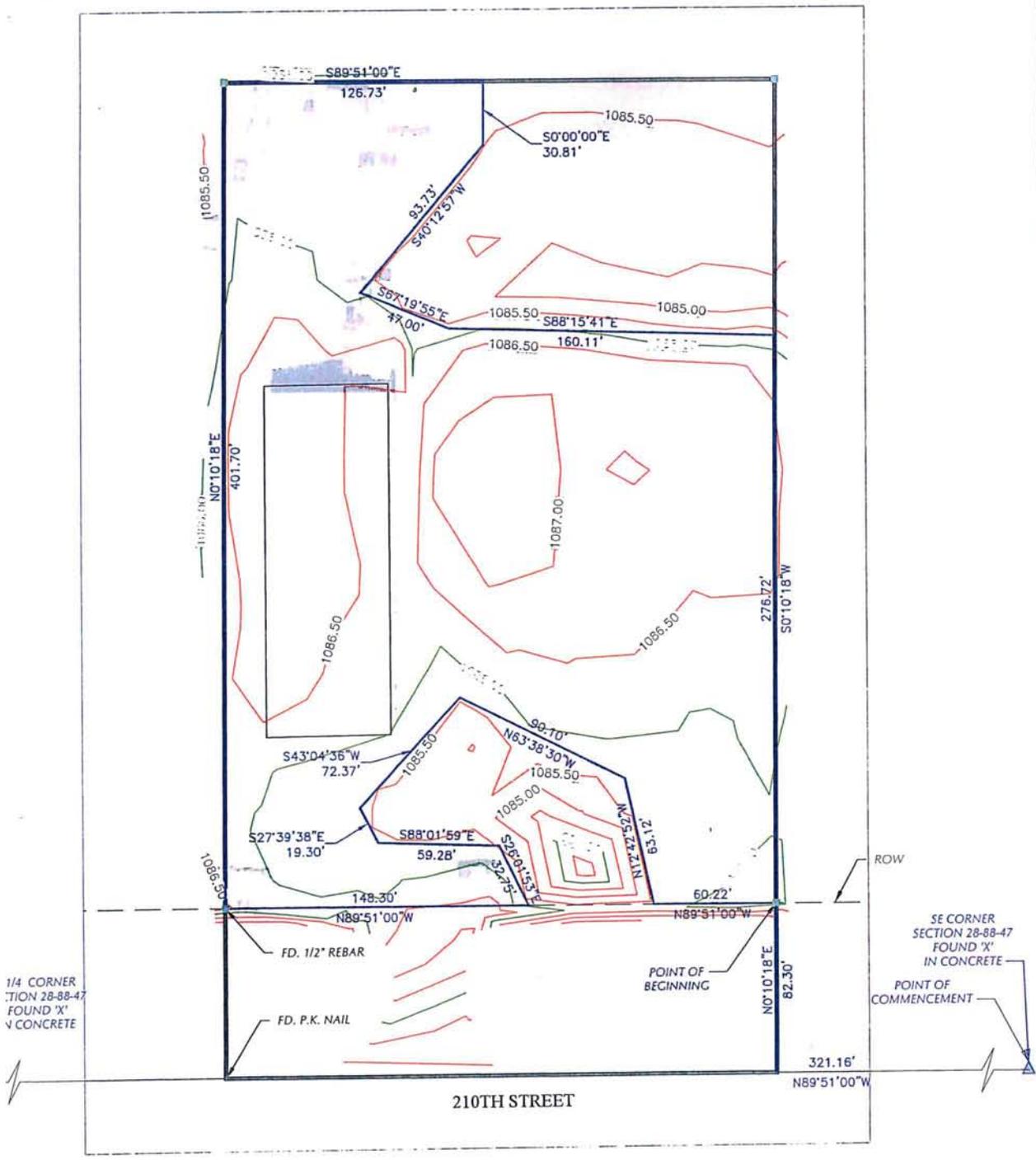
CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES COVERED BY SEAL 1



**PLAT OF SURVEY
FOR THE KELLY PRY
WOODBURY, IOWA**

VEENSTRA & KIMM, INC. 203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

NOTES	SCALE 1" = 100'	DWG. NO.
SURVEY PERFORMED DECEMBER 2014	DRAWN CWB	1
	CHECKED AMG	
	APPROVED CWB	
	DATE 02/13/15	
	A.C.	
	DATE	PROJECT 365327



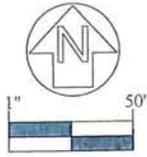
BASE FLOOD
ELEVATION 1085.4

LOMA DESCRIPTION:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE¼ 321.16 FEET; THENCE N0°10'18"E 82.30 FEET TO THE POINT OF BEGINNING; THENCE N89°51'00"W 60.22 FEET; THENCE N12°42'52"W 63.12 FEET; THENCE N63°38'30"W 90.10; THENCE S43°04'36"W 72.37 FEET; THENCE S27°39'38"E 19.3 FEET; THENCE S88°01'59"E 59.28 FEET; THENCE S26°01'53"E 32.75 FEET; THENCE N89°51'00"W 148.30 FEET; THENCE N0°10'18"E 401.70 FEET; THENCE S89°51'00"E 126.73 FEET; THENCE S0°00'00"E 30.81 FEET; THENCE S40°12'57"W 93.73 FEET; THENCE S67°19'55"E 47.00 FEET; THENCE S88°15'41"E 160.11 FEET; THENCE S0°10'18"W 276.72 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 1.83 ACRES.

- LEGEND
- ▲ SECTION CORNER FOUND (AS NOTED)
 - FOUND 1/2" REBAR WITH ORANGE CAP #11425
 - FOUND 3/8" REBAR WITH YELLOW CAP #17913



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES COVERED BY SEAL 1

DOCUMENT WAS PREPARED FOR A LOMA APPLICATION AND NOT INTENDED FOR USE AS A PLAT OF SURVEY.



KELLY PRY
1489 210TH ST
WOODBURY COUNTY, IOWA

NOTES:	SCALE	1" : 50'	DRAWING #
SURVEYED: MARCH 2016	DRAWN	CWB	1
	CHECKED	AMG	
	APPROVED	CWB	
	DATE	3-29-2016	



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Building Site Development

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

Vegetative Productivity

Crop Productivity Index

Forest Productivity (Cubic Feet per Acre per Year)

Forest Productivity (Tree Site Index)

Iowa Corn Suitability Rating CSR2 (IA)

[View Description](#) | [View Rating](#)

View Options

Map

Table

Description of Rating

Rating Options

Detailed Description

Advanced Options

[View Description](#) | [View Rating](#)

Range Production (Favorable Year)

Range Production (Normal Year)

Range Production (Unfavorable Year)

Yields of Irrigated Crops (Component)

Yields of Irrigated Crops (Map Unit)

Yields of Non-Irrigated Crops (Component)

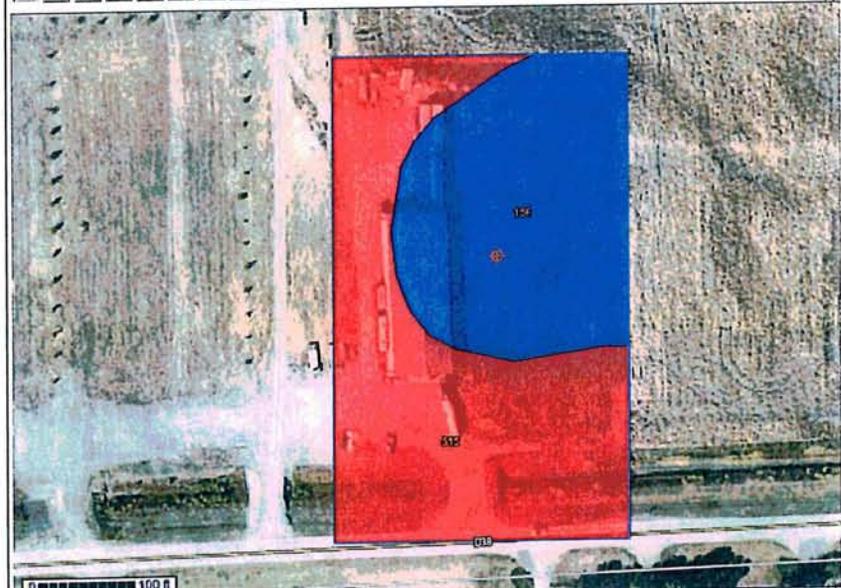
Yields of Non-Irrigated Crops (Map Unit)

Waste Management

Water Management

Map - Iowa Corn Suitability Rating CSR2 (IA)

Scale (not to scale)



Warning: Soil Ratings Map may not be valid at this scale.

Tables - Iowa Corn Suitability Rating CSR2 (IA) - Summary By Map Unit

Summary by Map Unit - Woodbury County, Iowa (IA193)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.9%
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2.0	57.1%
Totals for Area of Interest			3.5	100.0%

Description - Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options - Iowa Corn Suitability Rating CSR2 (IA)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Calculating a Weighted Average Corn Suitability Rating 2

Ag Decision Maker -- Iowa State University Extension and Outreach

Use this spreadsheet to calculate the weighted average CSR2 for a tract of land using data from the [NRCS Web Soil Survey](#).

To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#),

or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Kelly Pry		
Farm Name	Affordable Self Storage		
Location	1489 210th St Sergeant Bluff, Iowa		
Legal Description	Parcel 484'x270' in the SE SE Section 28-88-47		
Total Acres			3
Cropland Acres			0

Map Unit Symbol *	Soil Type	Corn Suitability Rating 2	Acres in AOI **	Percent of AOI ***	Total Rating by Soil Type
	156 Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.90%	87
	515 Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2	57	90
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
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		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
		0		0.00%	0
			3.5	5742.9%	177

Weighted Average Corn Suitability Rating (CSR2) (per acre)	50.6
---	-------------

* Soil type number ** Acres of each soil type in the Area of Interest (AOI) *** Percent of each soil type in the AOI

Version 1.1
 Author: [Ann Johanns](#)
 Date Printed: 4/27/2016

IOWA STATE UNIVERSITY
 Extension and Outreach

... and justice for all
 The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.
 Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture, Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Statement of explanation for the zoning change:

The current residential density for the ¼ ¼ in an AP zone will exceed the maximum allowable for single family dwellings. Changing to an AE zone will allow additional dwellings in this area.

#9a

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

Date: 6/15/2016

Weekly Agenda Date: 6/21/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Consider approval of permit to work in the right of way

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The city of Cushing has requested a permit to work in the right of way to allow the use of the street for a city event. "Old Fashioned Wednesday Night" is being hosted by the city and county road L43 will be closed for the event on June 29th.

BACKGROUND:

Work in ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

FINANCIAL IMPACT:

There is no cost to the county road department.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

The county engineer recommends approval of the permit to work in the right of way.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the permit to work in the right of way for the City of Cushing.

*City of Cushing
P.O. Box 14
Cushing, IA 51018*

Phone/Fax: 712-384-2189
Email: cushingia@schallertel.net

RECEIVED

JUN 9 2016

COUNTY ENGINEER
WOODBURY COUNTY IOWA
BY _____

June 7, 2016

Mark Nahra
Woodbury County Engineer
759 E. Frontage Road
Merville, IA 51039

Re: Request for temporary closure of County Road L43

The City of Cushing is requesting permission to close County Road L43/Main Street for Old Fashion Wednesday Night event to be held on June 29th.

If you have any questions, please feel free to call 712-384-2189.

Thank you for your consideration,



LeeNette Wiese
Cushing City Clerk



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: City of Cushing Phone No.: 712-384-2189
Mailing Address: PO Box 14 Cushing Iowa 51018
Township: Rock Section: _____

Woodbury County, State of Iowa, and _____ (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

close county road 143/main st - June 29th
for city event - "Old Fashion Wednesday Night"

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. **The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.**

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

L. Woodbury County agrees to provide the following contribution toward completion of this project:

M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the _____ day of _____, 2015.

Entered into this _____ day of _____, 2015.

LEN LINDQUIST - MAYOR
Signature of Property Owner or Authorized Representative

Woodbury County Engineer

Chair, Woodbury County Board of Supervisors

#9b

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

Date: 6/15/2016

Weekly Agenda Date: 6/21/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Consider approval of project plans for Project FM-CO97(126)-55-97 for HMA resurfacing of Correctionville Road

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county secondary road department has prepared plans for the resurfacing of county route D22 from approximately 1/2 mile east of Buchanan Avenue to the eastern intersection of County Routes K49 and D22 northeast of Lawton. The project consists of placing a 2"-2 1/2" hot mix asphalt overlay on top of the existing concrete pavement. Some small culverts will also be replaced as part of the project. The project is intended to improve the ride quality of the aging pavement.

BACKGROUND:

The county resurfaced D22 from the Sioux City limits east to 1/2 mile east of Buchanan Avenue in 2010 using Federal Stimulus program money received through the SIMPCO MPO. IN 2015, the county resurfaced the east end of D22 from Highway 20 to the intersection of D22 and K49 northeast of Lawton. This project will complete resurfacing of the Old Highway 20 roadway between Sioux City and four lane Highway 20.

FINANCIAL IMPACT:

The project will be paid for from Woodbury County farm to market funds.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve the plans for project number FM-CO97(126)--55-97 for the resurfacing of Old Highway 20.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the plans for the resurfacing of Old Highway 20, project number FM-CO97(126)--55-97.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST



Date: 06-16-2016

Weekly Agenda Date: 06-21-2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark Nahra P.E. Dept. Head

WORDING FOR AGENDA ITEM:

Receive and Consideration of award of bid for project no. Pavement Marking 2016.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

: The county annually takes bids on repainting centerline, edge line and stop bars on roadways throughout Woodbury County

BACKGROUND:

The pavement marking 2016 program is budgeted in FY 2017.

FINANCIAL IMPACT:

Pavement marking 2016 is budgeted as a FY 2017 expenditure.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Recommend acceptance of the bids and return them to the county engineer for review and recommendation for award.

ACTION REQUIRED / PROPOSED MOTION:

Motion to accept the bids for pavement markings 2016 and return them to the county engineer for review and recommendation for award.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#10

Date: 6/1/2016

Weekly Agenda Date: 6/7/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Consider approval of reclassification and annexation of lands draining to the Wolf Creek Drainage District

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors acting as trustees for the Wolf Creek Drainage District directed ISG, the drainage engineer for the Wolf Creek Drainage District, to do a preliminary engineering study of the needs of the district following a series of complaints about non functioning drain outlets in the lower reaches of the district. The drainage engineer completed his study and presented the board with the results of the study. The study found clean out of the ditch and replacement of some drainage structures are necessary to restore the function of the drainage district. The drainage engineer also found errors and omissions in the taxation and distribution of benefit on lands within the district.

The drainage engineer also presented his results to landowners within the district. The consensus discussion from the landowners directed the board to pursue, as a first step pursue a study to determine the reclassification and annexation of lands served by the Wolf Creek drainage district.

BACKGROUND:

The board of supervisors acts as trustees for drainage districts that do not have a separate board of trustees. The Code of Iowa in Chapter 468 empowers the Board to make decisions in the best interests of drainage districts under its jurisdiction.

FINANCIAL IMPACT:

Costs for work done within drainage districts is paid for by tax levy against district property.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

That the Board direct the drainage engineer to prepare a reclassification and annexation study of the Wolf Creek Drainage District. The Board should direct the engineer to prepare a project agreement for board approval based on a time and material basis. The project agreement should include a not to exceed without Trustee authorization maximum cost.

ACTION REQUIRED / PROPOSED MOTION:

Motion to direct the drainage engineer to proceed with a reclassification and annexation study of the Wolf Creek Drainage District and to prepare a project agreement for Board approval for the drainage district work.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#119

Date: 6/14/2016

Weekly Agenda Date: 6/21/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM:

Clarification of Supervisor Committee Assignments to Interstate Justification Report (IJR)

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

It is critical as the IJR discussion continues and we go forward that liaison assignments are clarified with a substantial completion of the IJR date of December of 2017 with projected submission to the DOT and Federal Highway Administration.

BACKGROUND:

There have been some issues related to four different supervisors being invited to IJR, all of which were variously attended based on a past e-mail list and acting as a designee (Supervisor Monson), a liaison to secondary roads (Supervisor Clausen), and two liaisons to the Siouland Chamber and the Siouland Initiative (Supervisor Taylor and Supervisor Ung). Terry Lutz (McClure), Mark Nahra (County Engineer), and I had a discussion that there was a need for clarification. There will be an expectation of monthly communication back to the whole Board so that everyone feels informed even if the supervisor is not liaison/cannot attend.

FINANCIAL IMPACT:

None

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Move with consensus for the two liaisons to TSI / Siouxland Chamber to be on the IJR Committee:
Supervisors Taylor and Ung.

ACTION REQUIRED / PROPOSED MOTION:

Move with consensus for the two liaisons to TSI / Siouxland Chamber to be on the IJR Committee:
Supervisors Taylor and Ung.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RECORD



Date: 6/12/2016

Weekly Agenda Date: 6/21/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Jeremy Taylor

WORDING FOR AGENDA ITEM:

Consideration of Veterans Affairs Location / Expansion and Payment of Rent to Sioux Rivers Region

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Sioux Rivers Region according to our liaisons Supervisor Ung and Supervisor Monson have insisted that Veterans Affairs now pays "fair market value" for being allowed to serve veterans in the TriView building. This will comply with their request as it was alluded to when we brought suggestions for a space request expansion. It is clear that either way, Sioux Rivers Region cannot abide by Woodbury County Veterans Affairs being there without paying.

BACKGROUND:

The Veterans Affairs Department was asked to go into the building when it was not occupied. At that time, no rent was required. Utilities were paid and after renovations and "load shifting," the Board of Supervisors allocates this on a square footage basis. The building is deeded to Woodbury County, insured by Woodbury County, and renovations have been taken care of by Woodbury County including to parking lot maintenance and LED lighting retrofit projects. According to our Assistant County Attorney, the disposition of the building is under the purview of the County.

While case management is no longer handled by the Region, the number of personnel in a building this size has been reduced by over 60% on the "Region side." The Region personnel occupy 74% of the building and Veterans Affairs 26% of the building (approximately 4200 square feet). With the addition of a new Service Officer that the Board approved under Veterans Affairs, space for confidential counsel / management of veterans cases is required.

I am including portions of e-mails to show the back-and-forth from the CEO of Sioux Rivers Region and myself.
I am also including a space request from the Woodbury County Commissioner of Veterans Affairs.
I am including the number of traffic by our public--veterans--that frequent the Commission monthly.

FINANCIAL IMPACT:

\$19,200 - \$28,800 annually

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Consider at what funding level the Woodbury County Veterans Affairs department should be paying Sioux Rivers Region and subsequent modifications.

ACTION REQUIRED / PROPOSED MOTION:

Move to approve the "fair market" value of \$1600 - \$2400 monthly (or other such amount) via a budget amendment given the square footage, current lease rates in that area, and quality of the building from reserves. Move to authorize the Building Services Director to construct a window in the office for the new service officer in the present conference room and give a timeline for when subsequent construction might take place to meet the needs of the Region should conference room prove necessary.



Woodbury County Commission of Veteran Affairs

1211 Triview Avenue
Sioux City, Iowa 51103
Phone: 712-279-6605 or 6606
Fax: 712-224-4093



Leon Koster
Chairman

Vicki DeWitt
Secretary

William Burkhart
Member

Katherine Moreno
Member

Lincoln Ryan
Member

Woodbury County
Board of Supervisors
620 Douglas Street
Sioux City, IA 51101

January 5, 2016

Re: New Hire

Dear Supervisors:

We, the Woodbury County Commission of Veteran Affairs, propose hiring another Service Officer for the purpose of assisting the Executive Director and current Service Officer to better serve Woodbury County Veterans. This position is needed due to continued foot traffic, changes in office requirements, changes in available benefits* and a desire to serve our Veterans more effectively and efficiently. This need was considered in the planning of our office, but became more apparent once doing business in the TriView location. We barely have room for staff and supplies in our current location and absolutely no room to expand.

Word of mouth, easier access and better visibility, has enabled many more Woodbury County Veterans to inquire and to utilize our services. The TriView location is a wonderful asset to our Veterans. To ensure fulfillment of Iowa Code and to properly serve Veterans, we are expected to both provide outreach and obtain continuing education, requiring staff to leave the office. With an additional Service Officer, we could provide more availability to the public, as well as direct contact with potential pensioners. We receive 35-50 new contacts per month from the Iowa Department of Veteran affairs (IDVA). These potential clients receive only a mailer requesting personal and financial information. Therefore, the response to these mailers are extremely limited. One new pensioner in receipt of maximum benefit would bring over \$2000 per month into our county. The ability to serve an even larger clientele would add to the receipt of benefits by our Veterans, as a result of our efforts (FY14 \$34,331,000/FY10 \$22,312.000).

Director Dempster has been working diligently to handle an incredibly increased Federal caseload (from less than 700 clients in 2005, to over 3000 current clients). The office also assists about 1000 clients with issues that do not involve entry into the Federal database (assistance, discharges, drivers license, Iowa benefits, Veterans Home and others). Our foot traffic in 2010 averaged 184 visitors per month. Our current foot traffic averages 222 visitors per month, about 21% more than our first year at the new location, which was a 210% increase over the Courthouse location. The resignation of the last Service Officer was partially caused by a totally overwhelming workload. More and more Veterans are filing for

pension and compensation. The need for more staff has existed for years, but Director Dempster has endeavored to serve without requesting help. Director Dempster has taken a more significant role in the Iowa Association in order to have a more direct effect for our Veterans, to include a chance to influence legislation. Doing so requires even more time and effort on her part, which increases the workload of CVSO Hansen.

The new hire could assist in handling the current and potentially increased caseload. Because this would be a new position, it has not been funded in our past budgets and would need to be added into future budgets (current cost with benefits, about \$52,500). There would also be added expense to expand our space to include another private office. We understand that budget is a huge issue. However, our request for another staff member is merited based on increased business and our desire as a department to reach more County Veterans. Obtaining more benefits improves the lives of our Veterans, as well as improving our local economy. Please provide us with direction and action regarding this staff addition.

Sincerely,

Leon Koster
Chairman

Vicki DeWitt
Secretary

Bill Burkhart
Member

Katherine Moreno
Member

Lincoln Ryan
Member

*Foot traffic is over 200% more than in the Courthouse and continues to grow. Changes in office requirements include serving more newly discharged Veterans, war-era Veterans retiring and entering nursing facilities, additional training, Veterans Court and more. Changes in benefits include more complicated claims and appeals, presumptive conditions and constantly changing policies.



Woodbury County Commission of Veteran Affairs
1211 Triview Avenue
Sioux City, Iowa 51103
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William Burkhart
Member

Katherine Moreno
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Lincoln Ryan
Member

Woodbury County
Board of Supervisors
620 Douglas Street
Sioux City, IA 51101

February 16, 2016

Re: New CVSO

Dear Supervisors:

We, the Woodbury County Commission of Veteran Affairs, were very pleased to have the Supervisors approve a desperately needed County Veteran Service Officer (CVSO). We believe this position will work toward our quest to provide the best service possible to Woodbury County Veterans. This position was requested due to ever increasing foot traffic, changes in office requirements and changes in available benefits. The CVSO will help the current staff to improve effectiveness and efficiency, as well as the potential to reach more Veterans and to improve their lives by obtaining Veterans benefits.

The need for a third CVSO was considered in the planning of our office, but became more apparent upon doing business in the TriView location. Word of mouth, easier access and better visibility, has enabled many more Woodbury County Veterans to inquire and to utilize our services. The TriView location is a wonderful asset to our Veterans. However, our current square footage is insufficient to continue to serve our clients, or to house another staff member. We understand there have been multiple discussions regarding 1211 Triview. We also understand that we may be required to pay rent in order to access the space needed. We request that any future discussions regarding the building would include Director Dempster. We trust her to keep us informed and involved in this process.

To ensure fulfillment of Iowa Code and to properly serve Veterans, we are expected to provide outreach and obtain continuing education, requiring staff to leave the office. With an additional Service Officer, we will provide more availability to the public, as well as direct contact with potential pensioners. We receive 35-50 new contacts per month from the Iowa Department of Veteran affairs (IDVA). These potential clients currently receive only a mailer requesting personal and financial information; response is extremely limited. One new pensioner in receipt of maximum benefit would bring over \$2000 per month into our county. The ability to serve an even larger clientele would add to the receipt of benefits by our Veterans, as a result of our efforts. [FY14 \$34,331,000/FY10 \$22,312,000 (Numbers include all VA benefits provided to Woodbury County residents)].

Our staff has worked diligently to handle an incredibly increased Federal caseload (from less than 700 clients in 2005, to 3177 current clients). The office also assists about 1000 clients with issues that do not involve entry into the Federal database (assistance, discharges, driver's license and plates, Iowa benefits, Veterans Home and others). While located in the Courthouse, we averaged 100 visitors per month. In 2010, the monthly average rose to an average of 184 visitors per month. Our current foot traffic averages 222 visitors per month, about 21% more than our first year at the new location, which was a 210% increase over the Courthouse location. The resignation of the last Service Officer was partially caused by a totally overwhelming workload. More and more Veterans are filing for pension and compensation. The need for more staff has existed for years, but is currently a necessity. The new CVSO will share the workload, ensuring Veterans are served accurately and timely, while allowing Director Dempster to fulfill her increased responsibilities, including maintaining and developing working relationships with community partners.

To allow expanded service and staff, we require the addition of an equipped private office and increased storage. We also require a place to hold Commission meetings (currently held in the shared Conference room) and a break area for staff (also currently in the shared Conference room, if available). There would also be a need for expenses for education/training, database license, etc. Again, the Commission is very grateful for the opportunity to expand our staff and improve our services. We appreciate your consideration and look forward to working through any and all requirements allowing us to expand our space. We are excited for the opportunity to obtain more benefits to improve the lives of our Veterans, which will improve our local economy. Please provide us with direction and action.

Sincerely,

Leon Koster
Chairman

Vicki DeWitt
Secretary

Bill Burkhart
Member

Katherine Moreno
Member

Lincoln Ryan
Member

*Foot traffic is over 200% more than in the Courthouse and continues to grow.

Changes in office requirements include serving more newly discharged Veterans, war-era Veterans retiring and entering nursing facilities, additional training, Veterans Court and more.

Changes in benefits include more complicated claims and appeals, presumptive conditions and constantly changing policies.



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Lincoln Ryan
Member

Woodbury County
Board of Supervisors
 620 Douglas Street
 Sioux City, IA 51101

June 14, 2016

Re: Additional Space/1211 Triview Avenue Location

Dear Supervisors:

This information is presented regarding the current location of our office at 1211 Triview Avenue, in addition to the previous submittals, attached here. Our office relocated to Triview in March 2010, with the grand opening on April 1, 2010. At this time, Director Dempster was the only employee of Veteran Affairs. She has worked diligently to prepare the space and introduce it to the public. She has used \$60,000.00 of allocation funds to continually promote the office on Triview Avenue. Our current location is easily visible and clearly marked with a sign that cost over \$7000 (no cost to taxpayers). When we began our work on Triview, the most common statement was that Veterans did not even know our office existed. We have gone from having 2-3 visitors per day in the Courthouse to having 20 or more walk-ins on a regular basis. The number of Woodbury County Veterans receiving assistance with Federal claims has ballooned from about 700 to 3221 active clients, which does not include those in need of emergency assistance or other issues not involving claims work.

There are many factors to explain this phenomenal growth. Increased outreach, provided by Director Dempster, has reached many Veterans who would not otherwise have been assisted. We expect to continue these efforts in the future. Many of the barriers to service have been eliminated by the move to Triview. We have many elderly clients who can now find parking, without a meter. Our office is handicap accessible, on the first and only floor, with no elevators needed. Our office is bright and welcoming and better equipped to provide services than ever, improving the quality of life for many Veterans. We will continue in our mission to provide the best service possible to Woodbury County Veterans.

Since being located on Triview, our growing clientele has facilitated a need for another Service Officer. Our current Service Officers are overwhelmed with over 1500 cases each. We are extremely grateful the Board has approved a third Service Officer to assist the current staff. Now, we are in need of a private office for the new Service Officer to hold confidential appointments and complete Federal claims work. We would prefer to have a window in the office due to multiple Veterans who are claustrophobic and/or extremely guarded or hyper vigilant due to PTSD and other mental conditions. While we do not provide

healthcare to our Veterans, we very often deal with medical records and discuss extremely private information, to include all types of injuries, illnesses, disease and residuals. These discussions may include combat, rape and suicide. Veterans are often emotional about their problems and passionate in their pursuit of benefits. We are a listening ear, mentor, counselor, advisor, case worker, etc., for many of our clients. Sometimes a phone call or a hug can mean a world of difference to a person in pain. We encourage Veterans to pursue health care, to include mental health services, and ensure they are enrolled, scheduled and have transportation.

To uproot this office would be a tragedy. We have a gross of materials with our address, including business cards, folder, brochures, magnets and marketing materials. Veterans finally know where to find us. Moving us back to the Courthouse or into Trosper-Hoyt would bring back all of the barriers to service that existed prior to our move. Issues with benefits may result in reduction or termination of benefits, a loss of income for Veterans and a loss of money coming into the County. (In FY 2015, Woodbury County Veterans received almost \$36,000,000.00 in VA benefits).

The County has shown that Veterans are a priority by providing a great location and equipping our staff. This continues to be the case with hiring a third Service Officer. The Commission realizes that there are complicated decisions to be made in regards to the Triview building, but we ask that you keep in mind the wonderful things that are happening because of Veteran Affairs and how those things are possible due to our staff and our location. Please do not consider relocating Veteran Affairs and proceed with adding and equipping an office for our new hire. We also understand there is talk of paying rent. If necessary, we request the Board of Supervisors find a new item in our administrative budget for any charges. We request that any future discussions regarding the building would include Director Dempster. We trust her to continue to keep us informed and involved in this process.

Sincerely,

Leon Koster
Chairman

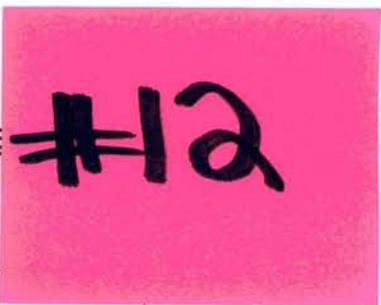
Vicki DeWitt
Secretary

Bill Burkhart
Member

Katherine Moreno
Member

Lincoln Ryan
Member

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST



Date: 6/16/16

Weekly Agenda Date: 6/21/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Matthew Ung

WORDING FOR AGENDA ITEM:

Woodbury County legal counsel letter to Sioux Rivers Region

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The latest unresolved issue between Woodbury County and Sioux Rivers Region is addressed in the attached letter from Heidman Law Firm to the attorney representing Sioux Rivers Region.

If this issue could be resolved "at the Region level," it would have been. However, after about six months of politely asking, the Region still refuses to even hold a proper vote on a legal contract, instead signing it outside of a public meeting without notifying other board members. This agenda item is the inevitable result of Woodbury County being denied a request for the Regional board to operate with a modicum of transparency. Rather than place a legally binding contract on the agenda, the Region would prefer to employ legal counsel to explain why they don't have to.

BACKGROUND:

Supervisors Monson and Ung reviewed the attached communication and endorse its message.

I (Ung) asked for this issue to be resolved both via email before the last Region meeting and at the last Region meeting to no avail. It is as simple as putting an item properly on the agenda and voting on it, but the Board refuses to do so. Even when expressing Woodbury County expects to "lose" the vote in question, the Regional board still refuses to officially act on a contract. Minutes and recordings of the meetings in question prove that no action was ever taken on this contract. Again, minutes and recordings of the meetings in question prove that no motion, no second, and no vote ever occurred on the personnel contract that is claimed to be in effect.

The reason for not providing the appropriate public notice and the opportunity for a vote on something as important as a contract is baffling—the Region's legal counsel claims two representatives of the 6-member board are able to "execute" a contract that has never been noted on an agenda nor provided in the backup material for a public meeting.

To view the contract supposedly "executed" in February 2016, I had to specifically ask for it. Mark Monson and I had never been provided it before and were not aware of its existence as late as April 25, 2016. It was indeed signed in February. However, when the Region's legal counsel responded to a public complaint, they did not provide the February 2016 document, but instead a vastly different June 30, 2015 document that they claim was the document being executed in February 2016... by signing a totally different document. Clearly, Regional board members and their legal counsel are confused as to which contract was "executed" by signing it outside a public meeting.

FINANCIAL IMPACT:

It is presently unknown how much needlessly expended taxpayer money on legal fees has been expended by both the county and the Region, but it is at least in the thousands. Beyond the simple fix Woodbury County has advocated, the financial impact upon Sioux County of operating out of a legal contract with the Region would logically mean Sioux County owes the Region for those funds received without a personnel contract.

It is clear that Sioux County employment began January 1, 2016. What is not clear is when the contract with the Region is claimed to be effective. One document says February 2016, which was provided to Woodbury County representatives in April 2016. Another document says June 2015. The motion supposedly "executing" the June 2015 contract was in December 2015.

Simply putting this issue on the agenda and properly voting on it would clear this all up. And it would be free.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Read the attached letter from Heidman Law Firm.

Remembering all those times Woodbury County places contracts on the agenda for approval--even in cases of declared public safety emergencies--question why the Region would for six months refuse to do so for a contract that expends Woodbury County taxpayer dollars.

ACTION REQUIRED / PROPOSED MOTION:

N/A

JAMES W. REDMOND**
DANIEL D. DYKSTRA†
LANCE D. EHMCKE*
CYNTHIA C. MOSER†
JOHN C. GRAY**
PATRICK L. SEALEY**
JEFF W. WRIGHT**†
ROSALYND J. KOOB*
JOEL D. VOS†
SARAH K. KLEBER**
JACOB B. NATWICK*



HEIDMAN LAW FIRM

Writer's Direct Dial: (712) 222-4150

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ALLYSON C. DIRKSEN*
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Of Counsel

MARVIN F. HEIDMAN
ALAN E. FREDREGILL*
THOMAS M. PLAZA

* Also licensed in Nebraska

† Also licensed in South Dakota

‡ Also licensed in Minnesota

June 14, 2016

SENT VIA EMAIL: paul@lundberglawfirm.com

Paul D. Lundberg

Re: Sioux Rivers Regional Mental Health and Disability Services ("the Region") Governance Board

C
Dear Paul:

O
Our office serves as outside counsel to Woodbury County, Iowa. We have been asked to respond on behalf of Woodbury County's representatives on the Region's Governance Board regarding the proper procedure for executing Service Delivery Personnel Contracts. We are in receipt of your May 9, 2016 letter to Shane Walter with your analysis of this issue. We also have reviewed your related May 27, 2016 letter to Margaret Johnson, Deputy Director of the Iowa Public Information Board, in response to the Iowa Public Information Board Formal Complaint 16FC:0051.

P
Y
Woodbury County and its Governance Board representatives remain perplexed and troubled by the manner in which two former Woodbury County employees were assigned to full time positions with the Region as the "Administrative Assistant Office Manager" and a "Sioux Rivers MHDS Social Worker" under the auspices of Sioux County. Setting aside the fact that the Region allowed these individuals to be simultaneously employed by both Woodbury County and Sioux County for some period of time, Woodbury County questions why the Region refuses to follow required contracting procedures consistent with past practice and the 28E Agreement. In order to comply with the 28E Agreement, Iowa's open meetings law, and past practice, the Service Delivery Personnel Contract for Sioux County's assignment of these two positions to the Region must be presented to the Governance Board at an open meeting, followed by a motion to contract with Sioux County for such services, and a public vote on the motion.

Instead, as evidenced by your correspondence, the Region has undertaken a misguided effort to reach the same point by cobbling together a series of actions and/or has taken action to approve a contract in violation of open meetings laws. Despite this, the fact remains that at no time has the Governance Board approved the decision to enter into a Service Delivery Personnel Contract for Sioux County to provide the Region with the services of these two employees on a full time basis. The only motion related to this issue was submitted at the December 22, 2015



HEIDMAN LAW FIRM, L.L.P.

Paul D. Lundberg
June 14, 2016
Page 2

Governance Board meeting. It provided that Sioux County would become the employer of record of these two employees "if necessary." (Minutes of Governance Board Meeting December 22, 2015, p. 3.) There was no motion to approve a Service Delivery Personnel Contract with Sioux County. Indeed, no Service Delivery Personnel Contract was presented or discussed because the need for such would only arise pursuant to the motion "if necessary."

Your letter to Ms. Johnson is confusing. You state with regard to your Attachment A as follows:

Attachment A: Service Delivery Personnel Contract. This is a copy of the contract executed by Chairman Dennis Wright and CEO Shane Walter after the formal Board meeting had adjourned on February 23, 2016. The contract had previously been executed by the Chairman of the Sioux County Board of Supervisors.

Attachment A is a Service Delivery Personnel Contract dated June 30, 2015 calling for a Sioux Rivers Regional MHDS Administrative Assistant at a 05% FTE level. It clearly is not a contract for the Region to receive services at a 100% FTE level from two full time Sioux County employees.

Similarly, the Governance Board's vote at its October, 2015 Governance Meeting to approve the "Amended" Service Delivery Personnel Contract for Woodbury County, raising these two positions to the 100% FTE level, does not equate to approval of a contract for Sioux County employees to provide the services.

None of the steps taken by the Governance Board, either alone or in combination, can alter the fact that a Service Delivery Personnel Contract with Sioux County for the provision of a 100% FTE Administrative Assistant Office Manager or a 100% FTE Sioux Rivers MHDS Social Worker has never been properly approved by the Governance Board. Further, pursuant to Woodbury County's current Service Delivery Personnel Contract, these services are still being provided to the Region by Woodbury County employees. The Governance Board has taken no action to amend, terminate or cancel Woodbury County's contract for these two positions.

Your May 9, 2016 opinion letter to Mr. Walter misstates the issue. The critical question is not whether a board chair can execute a contract that was previously approved because in this case the reality is that the Governance Board never approved the contract in question.

Please be assured that Woodbury County and its representatives on the Region's Governance Board have no desire to obstruct this or any other legitimate process undertaken by the Region. However, Woodbury County continues to ask and will insist that all applicable laws,

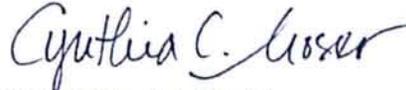
HEIDMAN LAW FIRM, L.L.P.

Paul D. Lundberg
June 14, 2016
Page 3

contracts, and proper procedures be followed. To that end, we hereby renew the request that a Service Delivery Personnel Contract for Sioux County to employ these positions be added to the next Governance Board meeting agenda as an action item and that formal action be taken to cancel the predecessor contract with Woodbury County.

Please don't hesitate to contact me if you have any questions or would like to discuss this issue further.

Very truly yours,



CYNTHIA C. MOSER
For the Firm

CCM/bsp

cc: Jeremy Taylor (sent via email to JTaylor@woodburycountyiowa.gov)
Mark Monson (sent via email to mark@mudflap.com)
Matthew Ung (sent via email to matthewung@woodburycountyiowa.gov)
Patrick Jennings (sent via email to pjennings@woodburycountyiowa.gov)
Joshua Widman (sent via email to jwidman@woodburycountyiowa.gov)

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#13

Date: 6/12/2016

Weekly Agenda Date: 6/21/16

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Taylor and Ung

WORDING FOR AGENDA ITEM:

Funding Intention for the Ag Expo Center

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This would signal the intention of the Woodbury County Board of Supervisors to participate in the funding of the Ag Expo Center should certain requirements be met.

BACKGROUND:

Woodbury County reached out on 3 different occasions to the City of Sioux City, the Siouxland Initiative, and the Ag Expo Center folks in order to gain as much information possible so as to possibly participate. Outside of Sioux City Journal editorials urging action and a Project Development Agreement with the County written into it, the County has proactively wanted to know the details concerning the changing Reinvestment District and how the project would be managed. Both of these presently are satisfactorily answered (the Warrior/Davidson has no surety in the \$70-72 million Reinvestment District; the Ag Expo would be managed by private management with a proven track record rather than City of Sioux City staff). Subsequently, we asked on June 5 (as on May 7) for whether or not City's bond legal counsel concurred with an opinion written by our bonding attorney Bob Josten that TIF could be used in an already existing City Urban Renewal (TIF) District. We also wanted to see whether or not in a list of sources/revenue, Western Iowa Tech's Board approved funding participation (\$250,000) as an educational component is key and we offered to help leverage potential USDA funding for a possible veterinary component. We have received neither answer, but again, the County Board has been the one urged to act without some very basic information. For example, if the County offered to fund through TIF but the City was not agreeable, what would be the point of going through the protracted process?

Due to the potential leverage of \$13.9 million in state incentive funds, the county has reached out to the Ag Expo planners and asked them to come present an executive summary at this meeting, to include financial forecasts and focused on cash-flow expectations. This was agreed upon by all as the next step at our last stakeholder meeting and the county considers it critical to both inform the public and set the stage for a funding mechanism. This "business plan" presentation will precede a letter of intent.

FINANCIAL IMPACT:

The following parameters would protect the County from risk, ensure no tax losses on residents, obviate managerial responsibility, ensure educational participation, and leverage key state dollars:

The County will not own operational or managerial responsibility.

Losses in future years will encumber no obligation to the County or its taxpayers.

Allocation would be subject to \$250,000 WITCC funding and educational participation.

Hearing that financing may be an issue--above and beyond a potential contribution--the County offers up to \$6.25 million as a tax-exempt pass through loan incurring no obligation to taxpayers of the County but to the 501c3 itself, which would help with financing while not assuming risk to taxpayers.

Other safeguards ensuring substantial completion and a timeline can be worked out in detail with legal counsel.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Backup material is expected from Ag Expo representatives at this meeting.

Receive presentation from Ag Expo representatives and discuss parameters, conditions, and timeline for a letter of intent signaling county participation at the next meeting.

ACTION REQUIRED / PROPOSED MOTION:

N/A

SIoux CITY REINVESTMENT DISTRICT



SIoux CITY EXECUTIVE SUMMARY



Executive Summary

Ag Expo & Learning Center

The Ag Expo Center will be a unique and modern venue designed to:

- Celebrate and leverage the rich agricultural history and spirit of our region - while at the same time highlighting the values and goals of the partners
- Invest in and build new tourism and economic opportunities
- Bring together education, entertainment and industry
- Attract visitors with increased programming
- Help address the challenges of workforce and attraction of young people in a compelling way
- Improve connections - to our agricultural heritage , to the community, to the trail system and river, and to attract both rural and urban audiences

The Reinvestment District plan is intended to:

- Partner with the state of Iowa to capture and reinvest state hotel/motel and sales taxes in designated districts to create a unique development projects
- The Sioux City Reinvestment District has received provisional approval, includes three major projects- a new Convention Center Hotel, the Virginia Square mixed-use development, and the Ag Expo & Learning Center. It will result in the use of an estimated \$13.9 million in state benefits to leverage over \$72 million in new investment in the district.
- To create transformational change and a full revitalization of the area, build on and take full advantage of the Interstate 29 complete reconstruction.
- Create a new image for Sioux City and the region, will create a series of green and vibrant commercial spaces launching a new era for the community

Partners

- Designed to bring together in a strong partnership the original Woodbury County Expo Center group and the City of Sioux City, Woodbury County, Western Iowa Tech Community College, the business community and Siouxland Chamber Foundation.

To move the project forward and build on the planning and work done over the past few years we ask the partners enter into a Letter of Understanding

- Site is available.
- Continue planning and due diligence
- Create a short-term Joint Project Management Team - using available resources, including legal and financial advisors, to recommend the final plan, financing plan, ownership and governance structure, and operational plan.
- Commit to support the project with financial resources and to continue to work together to secure resources from various public and private sources to finance construction of the Ag Expo Center. Take needed steps to allow the agreement for the Iowa Reinvestment Program funding to move forward.
- Enter into an agreement for the long-term ownership and management of the facility.

Iowa Reinvestment District Program

Background Information – New Opportunity

- In 2013 the State of Iowa adopted a new program to allow communities to create districts for the purpose of “improving quality of life, creating and enhancing unique opportunities and substantially benefit the municipality, region and state”. The state allocated \$100 million in future hotel/motel and sales tax revenues to be “reinvested” statewide in designated districts.
- Cities may create districts of up to 25 acres (street ROW can be used to connect parcels) for eligible projects, (typically new hotels, retail establishments, community attractions, and other similar projects). Essentially these districts act like TIF districts, except instead of property taxes a city is allowed to capture state hotel/motel and sales taxes generated for a 20-year period, and invest these state funds in local development projects.

Application process

- The process includes several steps: provisional application, final application, and then ultimately an agreement. In 2014, the first year of the program, districts in three Iowa cities were approved for a total of \$59 million (Des Moines, Waterloo, and Muscatine). Sioux City did not apply the first year.

Sioux City Reinvestment District

- In March of 2015, the City submitted an application to the IEDA to establish a Sioux City Reinvestment District, with three projects: a Convention Center Hotel, an Ag Expo & Learning Center in the Yards, and the redevelopment of three former industrial buildings on Virginia Street by Ho-Chunk, Inc. The total request for state assistance through the program was \$13.9 million, with a total capital investment of \$68 million.
- In June 2015, the IEDA Board awarded Sioux City “provisional approval”, but initially reduced the award to \$8.1 million in order to distribute the remaining \$41 million in funds among five cities. Other cities approved in the second year were Davenport, Coralville, Mason City, and Grinnell.

Current Application Status

- In February of 2016, the IEDA informed the other cities that Davenport had decided to drop its application from the program, freeing up \$10 million to be allocated to the remaining cities. The city then revised its application back to the original requested amount of \$13.9 million and submitted it to IEDA at the end of February. The IEDA has informed the four communities they move forward with their planned projects.
- Since the final application was submitted, city staff has provided a presentation of the updated application to the IEDA Board, and has continued to provide monthly updates. Once city staff is able to provide the Board with proof of financing for all of the projects, the Board will proceed with final approval and draft the final agreement.

Community Impact and Benefits

- **Transformation.** The Reinvestment District is designed to create a new image for our community. It will bridge the once bustling historic stockyards area to the downtown core through joint revitalization activities and is timed to be coordinated with completion of the Interstate 29 reconstruction project, as well as planned Riverfront Park improvements.
- **Shared Vision.** A number of partners have organized around a shared vision and a set of three component projects to serve as activity centers to encourage a comprehensive, multi-faceted revitalization effort. These projects include a mix of commercial, residential, cultural, and recreational reuses with new options for places to live, work, shop, visit, and participate in cultural activities. The three projects include a new Convention Center Hotel on Historic Fourth Street, Virginia Square the revitalization of a primary community gateway, and the Ag Expo & Learning Center.
- **Capital Investment.** The Sioux City Reinvestment District will capture a minimum of \$72.2 million of new capital investment. This infusion of new public/private investments is designed to transform underperforming and underdeveloped, vacant properties into revenue generation centers. It will also drive additional capital improvements by private developers and land owners as they realize the ripple effect of how their properties are linked and connected to the three anchor projects.
- **State dollars invested locally.** Through the Iowa Reinvestment District Program, the Sioux City Reinvestment District will generate and capture state sales tax and state hotel/motel tax for a 20-year period. This will allow the “reinvestment” of nearly \$14 million of state funds into the community which would otherwise flow back to the state. This District has the tremendous opportunity to be a “game-changer” within our community, region, and state.
- **Economic Impact.** The Reinvestment District will increase property values, stimulate local market and tourism traffic, and create and sustain jobs resulting from the ignition of new development starting with the three anchor projects. The economic impact of the three projects within the Sioux City Reinvestment District at full build-out is expected to create a total of 273 permanent jobs, \$76 million in annual workers’ earnings, \$23.4 million in annual economic output and sales for businesses, and increase the gross area product by \$14.6 million.
- **Tax revenues.** The District will generate significant revenues for the state and local taxing districts. Within the District, the current building value on the identified properties totals less than \$2 million. At full build-out the combined taxable value of the project’s property within the District is estimated to be over \$36 million. Also, over the next 20 years local taxable spending on which sales taxes will be collected is projected to be over \$176 million and hotel room sales is projected to be \$130 million. Based on these numbers, the District will have a significant fiscal impact on the region and the State. Overall, the District will generate \$65.5 million in total revenues over the 20-year period to the state and local taxing districts.

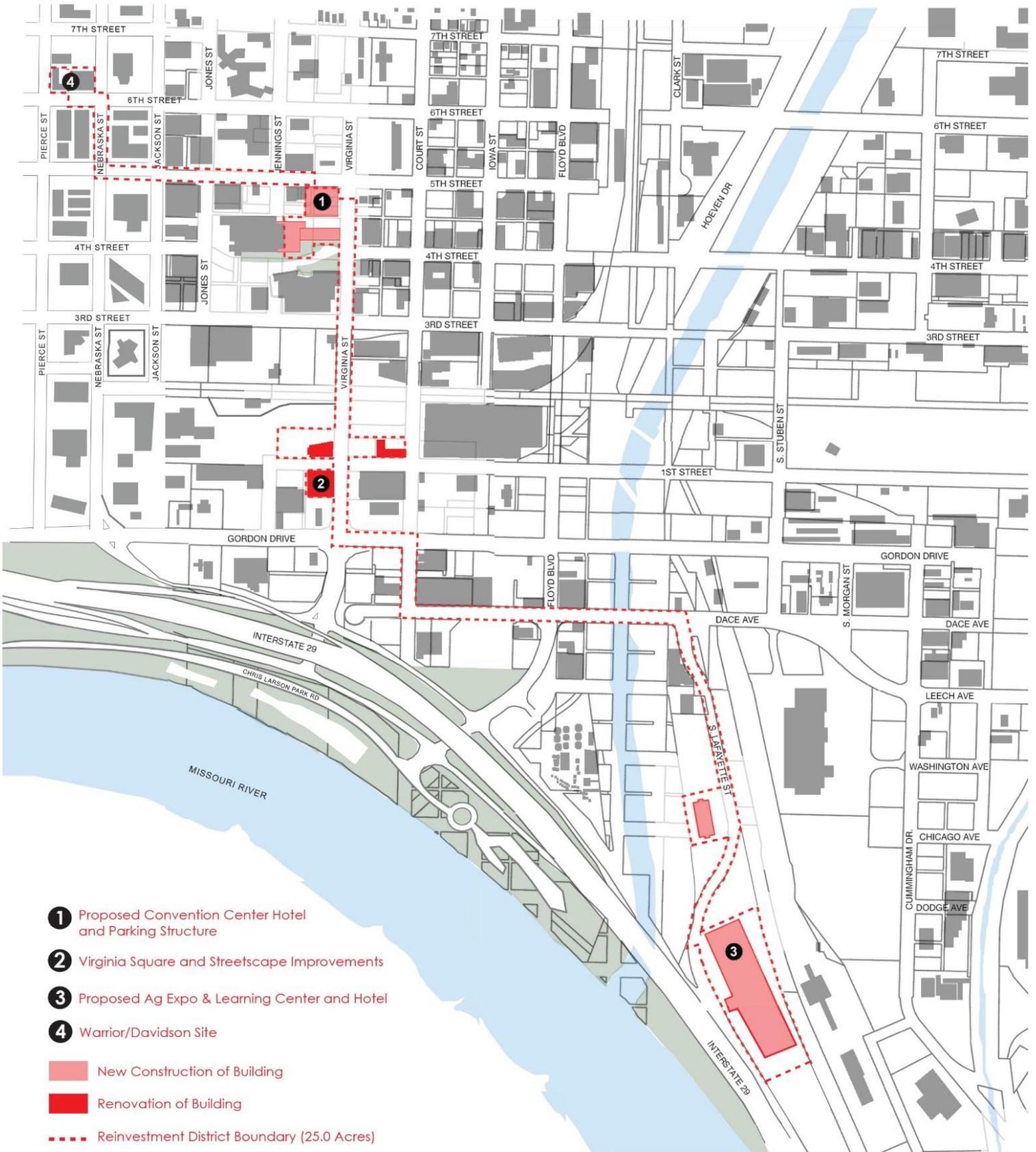
Moving Forward

There is no better time than now to revitalize Sioux City, Woodbury County, and the region. Without the Iowa Reinvestment District Program the proposed projects would not be feasible, and without all three projects moving forward our community will forfeit the funds received by the state through this Program. The Sioux City Reinvestment District will insure the success of the two-decade long effort to revitalize the Sioux City Stockyards with a signature project that celebrates the proud heritage of the once prosperous area that first built Sioux City. It will capitalize on the I-29 reconstruction, creating an attractive and vital link to historic areas and the downtown business district. And it will renew the Convention Center and surrounding commercial and entertainment district, bringing new investment and visitors into Sioux City, Woodbury County and Iowa for many years to come.

Funding Allocation

Sioux City Reinvestment District Projects	Total Project Cost	IRD Funds Generated	IRD Funds Used
Convention Center Hotel Project	\$ 25,062,098	\$ 7,502,849	\$ 5,600,000
Virginia Square Project	24,231,263	3,248,975	1,624,488
Ag Expo & Learning Center Project	22,985,000	3,216,623	6,743,959
TOTAL	\$ 72,278,361	\$ 13,968,447	\$ 13,968,447

Sioux City Reinvestment District



PROJECT 1

Convention Center Hotel

Project Overview

Several public and private investments have rejuvenated Sioux City’s downtown over the last decade. However in contrast to the overall growth of downtown activity, the Sioux City Convention Center has seen a significant decrease in events and conferences for the past several years due to the lack of a quality hotel attached to the facility.

Since the Sioux City Reinvestment District received provisional approval in June 2015, the city has pursued an aggressive strategy to develop a new high quality branded convention hotel, as well as the addition of ballroom space. The city worked with Hunden Strategic Partners (HSP) to create an RFQ to identify several interested and qualified parties. The city team then created an RFP to narrow it down to three prospective developers. Site visits from the interested developers were held in September 2015 and proposals were received in November. HSP and the city reviewed the proposals and identified a leading Midwest hotel development, management and ownership company headquartered in Iowa as the partner of choice for this development.

The proposed project includes a quality branded hotel with full-service amenities (restaurant, bar, business and exercise centers) and 150 rooms to be developed on the east side of the Sioux City Convention Center and connected to the facility. The project will also include new “pre-function” space connecting the existing Convention Center to the Hotel, as well as renovated ballroom space located on the east end of the existing Convention Center. A new two-level parking deck will be constructed north of the hotel site to accommodate hotel and convention center parking. The city currently has a signed MOU with the developer and is in the process of drafting a development agreement and management agreement.

Financial Overview

Convention Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 14,266,885
City - Land	265,000
City - Tax Rebates	4,930,213
Iowa Reinvestment District	1,069,787
TOTAL	\$ 20,531,885

Parking Structure

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 3,057,409
TOTAL	\$ 3,057,409

Pre-function Space

Proposed Funding Sources	Amount
Iowa Reinvestment District	\$ 1,472,804
TOTAL	\$ 1,472,804

PROJECT 1 TOTAL: \$ 25,062,098



PROJECT 2 Virginia Square

Project Overview

The ongoing reconstruction of Interstate 29 through downtown Sioux City will create a new primary entrance and highly visible gateway into the heart of the city at Virginia Street. This major new entry leads into an area of great historic significance and presents an opportunity to link together the Interstate with the Historic 4th Street District and the Sioux City Convention Center. Located along Virginia Street are three buildings among the last remaining unrestored warehouses in Sioux City's former wholesale district. For decades these structures have essentially acted as a blighted front door to Sioux City.

Overall interest in redevelopment of historic buildings in downtown Sioux City has grown in the last several years. Recognizing the opportunity along Virginia Street in 2014 Ho-Chunk, Inc. acquired three former industrial buildings with plans to redevelop them into mixed-use retail, commercial and market-rate residential developments. These historic buildings were built in 1912 & 1913 and have deteriorated in value over the last 15 years. The redevelopment of these three buildings into "Virginia Square" will not only provide significant additional tax value in the area, but permanently transform the aesthetics of downtown.

The redevelopment of these three buildings is already underway. Ho-Chunk has completed architectural and engineering design, as well as site preparation, asbestos removal, and interior demolition for the "Creamery" and "Hopper" buildings. The "Creamery" building will be the first of the three buildings completed. The project started in May 2015 and is expected to be completed in June 2016. The "Hopper" building renovation began in September 2015, with a completion date planned for December 2016. Demolition of the "Cold Storage" building occurred in March 2016, and will be followed by the construction of a new mixed-use building on the same site, which is scheduled to be completed by December 2017.

Financial Overview

Virginia Square

Proposed Funding Sources	Amount
Cash/Owner Equity	\$ 3,500,000
City - Tax Rebates	781,198
Workforce Housing Program	300,000
Brownfield Program	1,000,000
Long-term Debt Financing	17,025,577
Iowa Reinvestment District	1,624,488
PROJECT TOTAL	\$ 24,231,263

PROJECT 2 TOTAL: \$ 24,231,263



PROJECT 3

Ag Expo & Learning Center

Project Overview

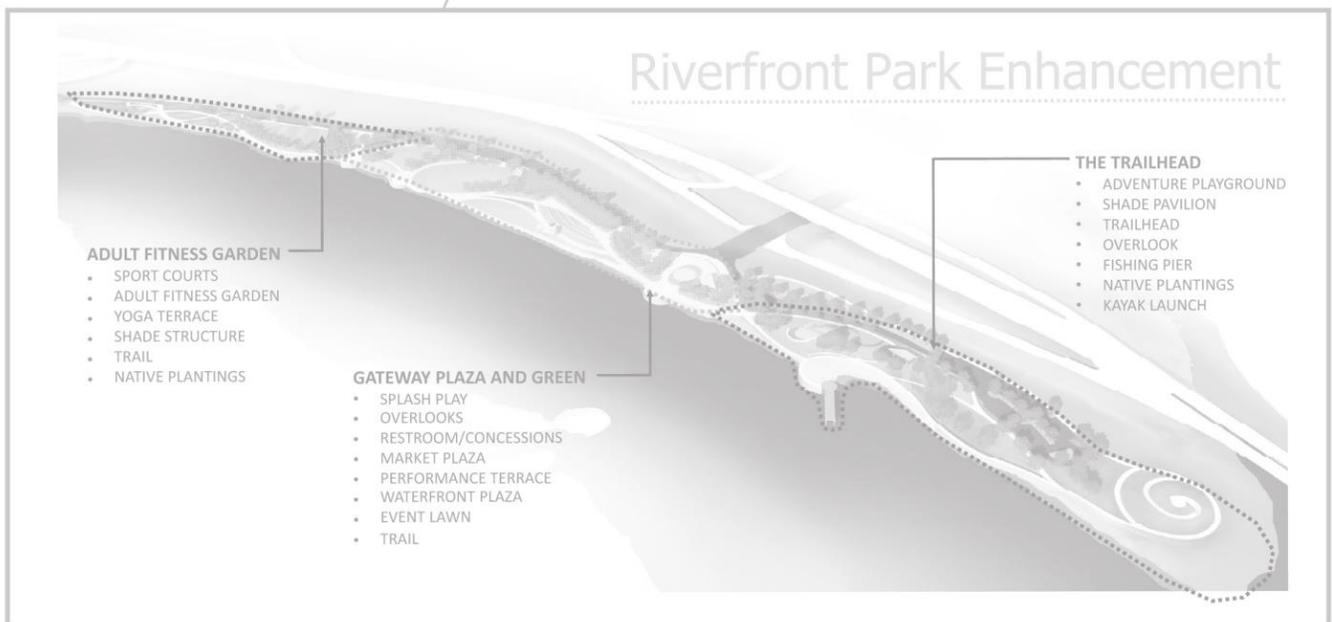
Agriculture and food processing have historically had a profound and positive impact on Sioux City's regional economy. At one time, more livestock was sold at the Sioux City stockyards than anywhere else in the nation. Today, Iowa is the second most significant State in the country in terms of the value of livestock and crops sold and the number one overall producer of hogs. Given its significance to the State and regional economy, the agricultural industry is identified by state and local stakeholders as a target market segment, and its continued growth will help broaden the Sioux City region's economic base.

The new Ag Expo & Learning Center is proposed to be located on the former John Morrell site and will bring the heritage of commerce in the historic stockyards to life in a modern expo venue. The Ag Expo & Learning Center will support the agriculture industry as well as provide a source of education and entertainment for attendees. The proposed facility will offer a 3,000 seat arena, a warm-up arena, space to house a retail operation, a stockyards hall of fame, and an additional exhibit space that will be used for stalling, equestrian, livestock, and farm show events. This multi-use complex will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area. The facility will appeal to people of all ages by providing interactive educational elements, summer camps, 4H activities, hands-on learning experiences, community events, festivals, and more. The venue will offer diverse program elements, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round. The proposed center will be a public/private partnership in terms of management and operations of the facility.

In addition, a planned new recreational trail will directly connect the Ag Expo & Learning Center to a planned new phase of the Sioux City Riverfront Park. The pedestrian/bike trail will be connected with a new bridge across the Floyd River and will provide additional green space and increased recreation to compliment the area. These additional enhancements are being funded through separate public and private funds.

Given the continued growth, evolution and specialization of agricultural industries, the demand for specially trained professionals is on the rise. Western Iowa Tech Community College (WITCC) intends to assist in meeting this demand by creating a new Veterinary Technician Program and providing increased training and other services to foster agriculture-related professions, including livestock and equestrian educational and research components. The proposed center will allow WITCC to utilize on-site classroom and lab space to conduct accredited classes within the facility, as well as offer students a combination of classroom instruction, agriculture/cooperative work experience, educational seminars, on-site internships and continuing education learning experiences in agriculture and other related industries. Those students interested in becoming interns will be able to provide veterinary care for the animals during the many events held year-round at the new Ag Expo & Learning Center, as well as forge contacts that will benefit them for future employment with the hopes of retaining their talents in our region.

The new facility, located directly off the newly enhanced Interstate 29, will have convenient interstate access and will act as an attractive visual gateway into our community. The new Ag Expo & Learning Center will be completely unique to the region and will have a positive impact on many aspects of our community. In addition to the events facility, a 60-room select-service hotel will be constructed to serve the traveling public and those attending the equestrian events. Sioux City, Woodbury County and the State of Iowa will all experience spin-off economic benefits as people travel to and from events, stay overnight in hotels, visit attractions and recreational establishments and make retail purchases.



Financial Overview

Ag Expo & Learning Center

Proposed Funding Uses	Amount
Land	\$ 300,000
Architectural/Eng. Design/Initial Op. Exp.	1,625,000
General Conditions	440,000
Earthwork	600,000
Utilities	150,000
Foundations	720,000
Structure	5,090,000
Roofing	1,220,000
Walls & Finishes	360,000
Elevator	150,000
Pens and Fences	650,000
Bleachers	160,000
Electrical	1,280,000
Plumbing	650,000
HVAC	1,200,000
Fire Sprinkler	350,000
Paving & Sidewalks	920,000
Landscaping	60,000
TOTAL	\$ 15,925,000

Proposed Funding Sources	Amount
Private Sector*	\$ 3,875,000
City of Sioux City	2,000,000
City - Land	300,000
Woodbury County	2,000,000
MRHD	1,000,000
WITCC	250,000
Gilchrist Foundation	100,000
Brownfield Grant**	1,000,000
IA Reinvestment District	5,400,000
TOTAL	\$ 15,925,000

*Over \$1.1 million has been committed thus far from several businesses whose names we can make available upon request.

** Will reapply in July 2016.

Ag Expo & Learning Center Hotel

Proposed Funding Sources	Amount
Private Investment	\$ 6,656,041
City - Land	60,000
IA Reinvestment District	1,343,959
TOTAL	\$ 8,060,000

PROJECT 3 TOTAL: \$ 23,985,000

Economic Impact

Ag Expo & Learning Center	Range Per Year
Direct Spending	\$ 2,824,000 - \$ 3,659,000
Indirect/Induced Spending	\$ 1,708,000 - \$ 2,211,000
Total Spending	\$ 4,532,000 - \$ 5,870,000
Total Jobs	60 - 70
Total Earnings	\$ 1,492,000 - \$ 1,932,000

Memorandum of Understanding Ag Expo & Learning Center

This Memorandum of Understanding (“MOU”) is entered into between the Woodbury County Expo Center, (“Expo Board.”), Woodbury County, (“County”), the City of Sioux City, (“City”), Western Iowa Tech Community College, (“WIT”), and the Siouxland Chamber Foundation (“Chamber”), herein after referred to as the “Parties”, to establish the commitments made by each party regarding the development of an Ag Expo & Learning Center in Sioux City, Iowa (“Ag Expo Center”).

The Parties agree to make their best efforts on a collaborative basis to jointly develop an Ag Expo & Learning Center. The Ag Expo Center will be unique to the region and will have a positive impact on many aspects of our community, including commercial and retail development, tourism, event growth and educational outreach. The facility will allow our community to celebrate the rich history and culture of agriculture in our region, as well as invest in our future growth and prosperity.

Whereas, the parties have worked together on an application to the Iowa Reinvestment District (“IRD”) program through the Iowa Economic Development Authority, including feasibility and economic impact studies, and which application has received support and provisional approval from the IEDA; and

Whereas, the Ag Expo Center will include a 3,000 seat arena, a warm-up arena, stockyards hall of fame, and additional exhibit space, and will provide a safe, fun and functional facility for family and youth-oriented agricultural organizations in the tri-state area, as well as host live events, such as horse and livestock shows, rodeos, tractor and trade shows, educational classes, seminars and clinics year-round; and

Whereas, the facility will include livestock and equestrian educational and research components, and by educating future leaders in the equestrian and livestock industries, will serve our community and existing employers, and enhance the agricultural industry and economic vitality of the City, County, and region; and

Whereas, the facility will connect to and enhance the regional trail system and a planned new Riverfront Park, provide additional green space and increased recreation to compliment the area, have convenient access off the newly enhanced Interstate 29, and will act as a transformational new visual gateway into the community;

Now therefore, the parties commit to work together to advance the vision, mission, and development of the Ag Expo & Learning Center by undertaking the following efforts:

1. Site

The City is pleased to make available the approximate 20-acre site located in the former Morrell property along Interstate 29, which has been enhanced through recent redevelopment efforts, and improvements to the available utilities and infrastructure;

2. Planning and Due Diligence

The parties agree to support continued joint site and facility planning efforts and due diligence to advance the development and construction of the Ag Expo Center.

3. Funding

The parties agree to continue to work together to secure resources from various public, private, and philanthropic sources to finance construction of the Ag Expo Center. Significant resources have already been committed to this effort, including feasibility and economic impact studies, site and facility planning, and other efforts. Significant grants have been received including a \$1,000,000 MRHD Grant, and a \$100,000 Gilchrist Foundation Grant. The Expo Board will continue to lead the capital campaign to secure the necessary private resources.

A critical element of the financing is the IRD program. The parties will work together to finalize the financial plan, including the public and private financial participation, in order to secure final approval from the IEDA and realize the benefits from the Iowa IRD program. City staff will continue to facilitate the IRD process.

4. Project Management Team

The parties agree to designate representatives to a project management team to finalize the recommended project plan, financial plan, the governance structure and operational plan for the Ag Expo. The parties will use their respective legal and financial advisors as part of the team to recommend the best structure and to draft a final agreement.

5. Ownership - Management

The Ag Expo Center will operate as a non-profit entity for the benefit of the parties and community. It is anticipated that a 28E or similar type of agreement between the parties will be drafted to govern the ownership and operation of the facility. A non-profit board with representation from the parties will oversee the facility and will retain professional and experienced management to operate the facility itself.

All parties recognize that all commitments made in this Letter of Understanding are non-binding and done so for the express purpose of allowing work on this development to proceed under a shared understanding of the parameters of the project and according to a mutually-agreed set of expectations, to avoid any miscommunication, and maintain a development process free from delays. Final agreement is contingent upon execution of all necessary documents and final approval of these documents by the parties and the IEDA.

Woodbury County

City of Sioux City

Woodbury County Expo Center

Western Iowa Tech Community College

Siouxland Chamber Foundation



■
Office of the President
Terry A. Murrell, Ph.D.

■
Western Iowa Tech
Community College
4647 Stone Avenue
P.O. Box 5199
Sioux City, IA 51102-5199
712-274-6400
800-352-4649
Fax: 712-274-6435
www.witcc.edu

■
Cherokee Campus
& Conference Center
Denison Campus
Le Mars Center
Mapleton Center
Sioux City Campus

June 15, 2016

Gene Leman
955 Quail Hollow Circle,
Dakota Dunes, SD 57049

Subject: Participation in Ag Expo Center

Dear Mr. Leman,

Western Iowa Tech Community College supports the Ag Expo Center concept.

We have worked with the County and the City on this concept and believe we could start a Veterinary Technician program in this space as well as explore bringing other programs. Western Iowa Tech Community College is prepared to purchase the necessary equipment and furnishings to make this possible up to \$250,000.

It is my hope that an Ag Expo Center will help the City of Sioux City's and Woodbury County attract new tourism to Siouxland. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'TAM', written over a horizontal line.

Terry A. Murrell, Ph.D.

President

Western Iowa Tech Community College

AG EXPO & LEARNING CENTER SIOUX CITY, IOWA



June 16, 2016

Woodbury County Supervisors
620 Douglas St Sioux City, IA 51101

Dear Sirs:

I am writing in regards to an upcoming event that we would like to hold at the Woodbury County Courthouse. Recently, the Iowa Prayer Caucus Network, and many others, read the Bible from cover to cover in the rotunda of the State Capitol Building in Des Moines. It is now planned to do the same thing in front of the courthouses of all 99 counties at the same time, leading up to the 4th of July, our Nation's 240th birthday. Iowa Governor Branstad signed the Iowa 99 County Bible Reading Marathon proclamation on April 26th, 2016 in his formal office at the Capitol encouraging all Iowans to participate in this historic occasion.

We are asking for any necessary permit that is needed to hold this endeavor. It takes approximately 80 hours to complete the reading and we plan to do it on a continuous basis, 2 readers at a time.

Therefore, we would begin on Monday, June 27th, at 8:00 AM, reading daily 8 AM to 6 PM and estimate ending on Friday July 1st, at approximately 6:00 PM, with a concluding gathering of readers to finish the event. It is possible that it may take a while longer for the reading depending on the speed of those reading, so the ending time is only an approximation. We do plan, however, to be finished on July 1st and at the very latest Saturday July 2nd. Due to the unpredictable nature of the weather, we would like to have a pop up tent present to protect readers from heat and or rain.

The courthouse would be open on that week, but not Saturday. There will be no impeding of the public entering or exiting the building. None of the event will be held inside the courthouse.

As mentioned earlier, precedence has been set for the Bible Reading Marathon, as it was already done at the State Capitol Building. Our county will be joining the other 98 counties in participating in this very special and historic occasion.

We are contacting you now to get any prior approval or permit that are necessary to utilize the courthouse premises for June 27th through July 2nd. If you have any questions, please do

not hesitate to contact us at the phone number or email listed below. If there are no questions, approval can be sent by email or to the address listed below. We greatly appreciate your earliest possible attention to this inquiry.

Thank you in advance for your kind assistance and prompt response.

Sincerely,

Diane Widner 712-389-5222

WOODBURY COUNTY TEAM CAPTAIN,

99 COUNTY BIBLE READING MARATHON 2016

Yasha Ministries

5015 Garretson Ave

Sioux City, IA 51106

712-258-0142

Yashasiouxland@gmail.com


State of Iowa
Executive Department

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF IOWA

PROCLAMATION

- WHEREAS,** all Scripture is essential to prepare us to be the people God wants us to be and to accomplish the purpose for which he created us; and
- WHEREAS,** America, being founded upon biblical principles and Judeo-Christian ethics, as taught in the Bible, paid tribute to the Bible for its important influence upon the development of our Nation by many of our great national leaders such as Presidents Washington, Jackson, Lincoln, Wilson; and
- WHEREAS,** President Andrew Jackson called the Bible "the Book on which this Republic rests" and President Abraham Lincoln called the Bible "the best gift God has given to man"; and
- WHEREAS,** Elias Boudinot, Founding Father, President of the Continental Congress and first President of the American Bible Society, acknowledged the Bible as "the Alpha and Omega of knowledge" – the beginning and the end of useful information in every area and called it the most valuable book in the world, the most instructive both to the wise and ignorant; and
- WHEREAS,** President Ronald Reagan said, "Within the covers of the Bible are the answers for all the problems men face"; and
- WHEREAS,** the Bible is recognized as the one true revelation from God, showing the way of Salvation, Truth, and Life, and enriching the daily lives of millions of men and women who through the ages of the Bible was removed from our schools; and
- WHEREAS,** lawmakers, law enforcement, social scientists, civic and church leaders are searching for solutions to the critical problems facing our nation, such as the drug crisis, violence, and social injustice, all of which can be found within God's revealed will for mankind; and
- WHEREAS,** regular Bible reading renews the mind of men, thus transforming the life of the individual which ultimately affects the lives of those in the family, the local community, the state, and the Nation:

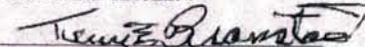
NOW, THEREFORE, I, Terry E. Branstad, Governor of the State of Iowa, do hereby encourage all Iowans to join in this historical Iowa 99 County Bible Reading Marathon to take place June 30th through July 3rd, 2016, in front of all 99 courthouses and furthermore, encourage individuals and families in Iowa to read through the Bible on a daily basis each year until the Lord comes.



ATTEST:


PAUL D. PATE
SECRETARY OF STATE

IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SUBSCRIBED MY NAME AND
CAUSED THE GREAT SEAL OF THE STATE
OF IOWA TO BE AFFIXED. DONE AT DES
MOINES THIS 16th DAY OF APRIL IN
THE YEAR OF OUR LORD TWO
THOUSAND SIXTEEN.


TERRY E. BRANSTAD
GOVERNOR OF IOWA



Siouxland Human Investment Partnership

Together we can

FAX TRANSMITTAL

DATE 6/15/16

TO: Karen James – Woodbury County Board of Supervisors

FAX #: 712-279-6577

FROM: Kim Jenkins, S.H.I.P.

NUMBER OF PAGES: 2

(including cover sheet)

Please note the following changes to public meetings for June:

6/17/16 – SHIP Executive Board Meeting – NWAEA/Room F – 11a.m.

6/17/16 – SHIP Board Meeting – NWAEA/Room G – 12p.m.

Thank you,
Kim



**Siouxland Human Investment Partnership (SHIP)
Board Tentative Agenda**

**Meeting Date/Time:
Meeting Place:**

**June 17, 2016 - 12:00 pm
Northwest AEA – Rm G**

1. **Call to Order** Cindi Prather

2. **Action Items**
 - A. Consensus Agenda Cindi Prather
 - B. Deat Recommendations Erin Binneboesc
 - C. ECI Recommendations Matt Ohman
 - D. Monthly Board Actions Matt Ohman

3. **Discussion Item**
 - a) Director's Report Matt Ohman
 - b) SHIP Admin Budget Cheryl Engle
 - c) Monthly Reporting Matt Ohman

4. **Future Agenda Items**

5. **Communications and Other Audiences**

6. **Adjournment**

WOODBURY COUNTY JAIL WEEKLY POPULATION REPORT AT 0600 HRS.

<u>DATE</u>	<u>Day</u>	<u>DAILY TOTAL</u>	<u>LEC</u>	<u>ELECTRONIC MONITORING</u>	<u>PRAIRIE HILLS</u>	<u>FEDERAL PRISONERS</u>
6/11/16	Saturday	238	221	17	0	18
6/12/16	Sunday	241	224	17	0	18
6/13/16	Monday	238	221	17	0	18
6/14/16	Tuesday	226	211	15	0	18
6/15/16	Wednesday	228	211	17	0	12
6/16/16	Thursday	223	207	16	0	12
6/17/16	Friday	214	199	15	0	11
		1608	1494	114	0	107
<u>24 HOUR DAILY COUNT</u>						
<u>DATE</u>	<u>TOTAL</u>	<u>MALE</u>	<u>FEMALE</u>			
6/11/16	267	218	49			
6/12/16	256	216	40			
6/13/16	267	224	43			
6/14/16	257	215	42			
6/15/16	258	219	39			
6/16/16	254	216	38			
6/17/16	240	197	43			
	1799	1505	294			
*Highest population count each day						

WOODBURY COUNTY JUVENILE DETENTION CENTER

Trosper-Hoyt Bldg.
822 Douglas St. - 4th Floor
Sioux City, Iowa 51101

Phone 712-279-6622
Email: molsen@sioux-city.org
Fax 712-234-2900

6:00 a.m.

6:00 p.m.

June 2016

June 6, 2016		16
June 7, 2016	16	16
June 8, 2016	16	16
June 9, 2016	16	16
June 10, 2016	16	15
June 11, 2016	15	15
June 12, 2016	15	15
June 13, 2016	15	

The Center averaged 15.6 residents per day during the 6:00 a.m. head count and 15.6 during the 6:00 p.m. check for a weekly average of 15.6 residents per day during the above week.

Of the fifteen residents detained on June 13, 2016, five or thirty three percent were identified as gang members. Of the five, one was considered hard-core.

We are currently detaining one Dakota County and six BIA youth.

Mark Olsen

Director
WCJDC

June 13, 2016