

MONTGOMERY COUNTY JAIL COMMITTEE MINUTES

February 10, 2010

The Montgomery County Jail Committee met Wednesday, February 10, 2010, at 6:00 p.m. in the Basement Meeting Room of the Courthouse. The meeting was called to order by Chairman Donna Robinson. Those present were committee members Brad Wright, Clint Rubey, Donna Robinson, Drue Powers, Julie Rubey, Jim Sifford, Ken Rech, Margaret Stoldorf, Roger Ehmke, and Dan Cain. Also present were Prochaska representatives Don Prochaska and Steve Riley, clerk Joni Ernst and visitors Supervisor Steve Ratcliff and Red Oak Express Editor Greg Orear.

Motion by C. Rubey, second by Wright to approve the agenda. All in favor. Motion carried.

The minutes of the January 27, 2010 meeting were reviewed. Minutes stand approved as read.

The Chair called for public comment. No public comment.

Prochaska representative Steve Riley reviewed the four options for the Montgomery County Jail project as presented at the last meeting, including a new facility on currently-owned county property adjacent to the existing jail and sheriff's office, an existing vacant building ("No Frills") rehabbed for a jail, remodeling the existing jail, and building a twenty-four hour holding facility and transporting prisoners to other counties. He asked if the information could be put onto the county website for public viewing. Ernst responded that it could be and to send any information available and she would have IT Director Pat Binns post it on the site.

Riley reviewed the cost as presented in his report for the four options. Those total project costs are as follows:

Option 1A, New 20 Bed Jail and Montgomery County Law Enforcement Center (LEC): \$5,800,920 - \$6,042,630

Option 1B, New 24 Bed Jail and LEC: \$5,955,480 - \$6,203,630

Option 1C, New 28 Bed Jail and LEC: \$6,110,050 - \$6,364,640

Option 2, Renovate an Existing Building into a Jail and LEC: \$6,396,190, plus perpetual transportation costs of \$16,030 per year (20 years = \$430,732)

Option 3, Renovate and Expand Existing Jail Building: no figures available; in the opinion of the consultants this option is impractical and illogical to develop cost estimates, as similarly concluded by multiple consultants over the past fifteen years.

Option 4, Hold and Transport with a new temporary Holding Facility adjacent to the existing Sheriff's Building: \$1,179,638.00 for the new building, plus annual operating costs for out-of-county housing and transportation with 3% annual inflation over 20 years of \$8,253,370, total over 20 years = \$9,433,008.00

Stoldorf asked if the LEC figures included Joint Communications. Riley said that they did. Prochaska asked for feedback. Rech stated that he felt very good about these estimates, but questioned the demolition costs. He believed demolition of the jail, Washington Annex, and the Sheriff's office would be more.

Chip Schultz of Ruan reviewed bonds and various examples with the committee. He reviewed tax-exempt and Build America bonds. A \$5 million bond would cost the taxpayers \$.86 per \$1,000 of taxable valuation; a \$6 million bond would cost the taxpayers \$1.04 per \$1,000 of taxable valuation. Schultz said he could develop examples for the citizens, so they could see how the bonding would affect their taxes.

Wright asked again about the parking around the facility. Riley stated that if the existing jail was demolished, that would provide additional parking. Robinson said the

committee shouldn't get caught up in too many details at this point, and the focus should be on which option was the best for the county.

J. Rubey stated she was ready to eliminate Option 3, Renovate the Current Jail. Motion by C. Rubey to eliminate Option 3, second by J. Rubey. Stoldorf asked if the committee had exhausted all possibilities with the existing jail. Cain and Wright said yes, and C. Rubey stated it had never really been a viable option in any of the past studies, either. All in favor; motion carried.

C. Rubey asked about the renovation of an existing building. Stoldorf asked if any other buildings in the area had reviewed. Riley stated that any available building in the community would be essentially the same; the county would still be building a jail within the building, and would require heavy modification, most likely tearing down the existing building and starting from scratch. Stoldorf stated in this option the county hasn't gained anything over building a new jail. Powers left the meeting at 7:25 p.m.

Motion by Sifford, second by Ehmke to eliminate Option 2, Renovation of an Existing Building. All in favor. Motion carried.

Motion by J. Rubey, second by Wright to eliminate Option 4, Hold and Transport. J. Rubey stated it didn't make sense to pay the annual expenses that would come out of county operating costs, and it would be approximately \$3 million more over 20 years than building a new jail. All in favor. Motion carried.

Robinson stated now the committee could focus closely on the remaining option of building a new jail. Sifford stated they would need to further refine several areas, especially the Red Oak Police Department area. There was discussion on how much the city should contribute for the space. Wright stated in his opinion, the city taxpayers were already paying for the LEC, so shouldn't have to pay anymore through the city. Ernst said that Stanton, Elliott, Grant, Coburg and Villisca were paying for it, too, and probably would not want to pay for ROPD space. Wright said they would factor this option in, and take it to the city council. He stated that this would all be operational costs, not capital costs, so would come out of the general fund. Robinson said it would need to go to the council. J. Rubey said it would be tough to get people to vote for it, if Red Oak didn't contribute, but personally she would like to see a combined LEC, and it would be forward thinking.

Wright suggested he, Powers, Ernst, Robinson, and a councilman work on a cost estimate. C. Rubey said he would like this to be the next move. Riley said that the number of beds for the facility would need to be next, also. Sifford said he would like to see that information coming from the consultants.

Sifford asked where the committee needed to be for the next meeting. Riley stated if the city offices were pulled out, that would shrink the square footage and they could look at the west end of the building for off-street parking. Sifford asked about the kitchen space. Riley responded that it was a warming kitchen and was required; it wasn't a full kitchen. C. Rubey stated he would not want to pick the bed number tonight, but would like to have more time to review the information.

Robinson stated they probably weren't ready to pick the next meeting date. Rech stated that they needed a realistic number for the ROPD space costs. Prochaska stated they could give the committee raw costs.

With no additional comments, motion to adjourn by Wright, second by Stoldorf. All in favor. The meeting adjourned at 8:00 p.m.

DONNA ROBINSON, CHAIRMAN
ATTEST: JONI K. ERNST, CLERK