



Jackson County Jail Advisory Committee
Jackson County Courthouse
201 West Platt Street
Maquoketa, Iowa 52060

MEETING MINUTES

Date: February 27, 2019 (rescheduled from February 11th due to weather)

Time: 6:00 p.m.

Location: Jackson County Courthouse

Members Present: Board of Supervisors – Larry McDevitt; District Court – Judge Nancy Tabor; Sheriff – Russ Long (designee); Sheriff Representative – Steve Schroeder; Jail Administrator – Adam Pape; Jail Representative – Adam Hoffman; County Attorney – Sara Davenport; Police Department Representative – Brad Koranda; EMC – Lyn Medinger; Regional Citizen Representatives – Mike Delaney, Dick Kunau

Visitors: Kim Harris, Dorothy Wisted, Kaleb Marshall, Jill Marshall, Jack Willey, Alisa Smith, Shelley Hoyer; John Hansen, MCC: Rick Weidner, Architect; Media: Sara Millhouse, Maquoketa Sentinel Press; Karen Rubel, Local Access; Theresa Hosch, KMAQ; John Kruse, Telegraph Herald

The meeting was called to order by Chair at 6:00 p.m.

Motion by Tabor, seconded by Hoffman to approve the Agenda. Motion passed by unanimous vote.

Motion by Kunau, second by Pape to approve the minutes from the January 9, 2019 meeting. Motion passed by unanimous vote.

Old Business: None

New Business:

Hansen & Widener went through all of the proposed sites a second time. Layouts of each site was provided along with explanation.

1. Courthouse. There are circulation problems. The jail will be a bigger building than the area that is available. 19,000 square foot needed, only provides 17,000 square foot and would take over part of the existing courthouse. Also there are major gas lines and utilities that would have to be relocated. There is no place for a drive through sally port. This location would have more security problems. We would lose all parking. Widener explained that he is not in favor of a two story jail. Two stories would require two different stair cases as well as an elevator. The elevator alone would run at least \$150,000. Also elevators are the most dangerous places when dealing with inmates. They are trying to keep operation costs low and a second story would increase that. Most likely this option is not financially feasible.

2. Penrose/Sneddon. Reusing the Penrose building is not ideal. The current layout will not meet floor layout necessary for the administration. Widener talked to the State Fire Marshall and the basement would be a problem. Due to its size it would need a sprinkler system, be handicap accessible, and would need some kind of separation with the basement. The foundation already leaks so that would have to be repaired. The current layout is not functional for a sheriff's office and there is only 2,000 sq feet (estimate 5500 -6000 sq ft necessary). The roof would need to come off and the windows would be taken out. Admin includes an interview room & evidence storage. The building would also be encroaching onto the property west of Sneddon's. Platt Street is going to be torn up sometime in the near future and will potentially affect the ability to build on the site. McDevitt mentioned that there is some talk at the State level of bringing Case Management back in which case the Penrose building would be needed again. Demolition costs, assuming no asbestos, is estimated at \$95,000, there would be substantial earthwork required, the metal building behind Penrose and the Sneddon garage would also have to be demoed. There is a retaining wall between the two buildings that would need to be removed. Separating the Admin from the Jail is not a good idea. It will increase operating costs. It will be cheaper to build new then to try to renovate the Penrose to make it work. With the acquisition of the Sneddon property it would take \$340,000 – 390,000 to prepare the site for development. Adding a second floor just for admin also would not be efficient – need the elevator and 2 staircases, plus bathrooms on both floors.
3. Penrose property plus Sneddon property plus Wisted-Bentley property. This option would salvage Penrose for another purpose as well as the metal building. Would be tearing town two homes to build the admin and jail. With the acquisition and demo costs for both houses plus their garages (assuming no asbestos) would cost between \$480,000 – 500,000 and that would not include any necessary earthwork just to get the site ready for development.
4. County home/farm property. State Fire Marshall considers a well to be a temporary water source due to the amount of water and the pressure necessary to run the sprinkler system. This would require building either a water tower or a large underground tank. With the County home being used by Andrew Jackson Care facility a new well and well house would also need to be constructed, this would take 4-6 acres. Penal showers and toilets require water pressure of 39-45 so the water would have to be pressurized as it enters the building. The other issue with this property is that we would be dealing with DNR regulations as well. A new septic system and lagoon with grinder pump would need to be installed. It would cost between \$466,000 – 586,000 to “prep” the property. Also the permit process for the lagoon can take a long time. This location is 12 miles from Maquoketa. Currently the Maquoketa Police Department are able to assist in the jail if necessary due to a deputy not being in the area or unavailable. Also, medical response time would increase.
5. Jackson County Regional Health Center site. The hospital itself would be difficult to renovate. It will also be years before the hospital will vacate the building as they

haven't even started building their new one. There is not enough room to build the jail on the hospital grounds without demoing the existing hospital.

6. Greenfield site by Walmart. \$250,000 to purchase. Have the option of selling off some of the property at a later date. Also allows for expansion of county buildings. Utilities are already there. The FS station to the north of the property would not be a problem. No demolition needed and not a lot of earth work needed.

Votes were taken to narrow down the options (Medinger had left prior to the voting). Motion by Long, seconded by Pape to eliminate the Courthouse option. Motioned passed by unanimous vote. Motion by Tabor, seconded by Kunau to eliminate the Penrose/Sneddon option. Motion passed by unanimous vote. Motion by Long, seconded by Hoffman to eliminate the County farm option. Motion passed on an 8 -1 vote with Delaney voting against and everyone else for. Motion by Pape, seconded by Long to eliminate the JCRHC option. Motion passed by unanimous vote.

Discussion ensued as to the Penrose/Sneddon/Wisted-Bentley option. Delaney thinks we should be able to have an option of using the Penrose as a standalone admin building.

Hansen explained the floor plan. There is a focus on classifications with 11 separation capabilities. The building would be about 20,000 square foot. The early estimate of probable cost is \$6.4-6.5 million. This would provide 50 beds expandable to 74. Hansen explained that as the layout becomes more refined he will be able to give a more definite estimate of probable cost.

Motion by Tabor, seconded by Pape that we proceed with the Greenfield site. As discussion ensued regarding the need to further develop options using the Penrose building the motion was withdrawn.

Hansen mentioned that he will bring photos from other facilities to the next meeting.

Motion by Koranda, second by Hoffman to adjourn. Meeting adjourned at 8:50 p.m.

Next Meeting March 19, 2019 at 6:00 p.m. at the Jackson County Courthouse.

Respectfully submitted by:

Sara Davenport, Secretary