



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

MEETING MINUTES

Date: April 11, 2018

Time: 6:00 p.m.

Location: Jackson County Courthouse

Members Present: Board of Supervisors – Larry McDevitt; District Court – Judge Nancy Tabor; Sheriff – Russ Kettmann; Sheriff Representative – Steve Schroeder; Jail Administrator – Adam Pape; Jail Representative – Adam Hoffman; County Attorney – Sara Davenport; Police Department Representative – Brad Koranda; Maintenance Supervisor – Marty Hudrlik; Adult Probation Officer – Renee Behr; Regional Citizen Representatives – Mike Delaney, Jon Thoms, Tiffany Mangler, Dick Kunau; Farm Bureau Representative – Ryan Kilburg

Visitors: Mike Steines, Scotty Schekl, Tom Messerli, Brent Kilburg; Jeff Heil & Heidi Kuhl, Northland Securities; Mike Lewis & Steve Davis, Shive Hattery; Media: Tom Pantera, Maquoketa Sentinel Press; Karen Rubel, Local Access; Sheri Melvold, KMAQ & Telegraph Herald

The meeting was called to order by Chair at 6:01 p.m.

Motion by Thoms, second by Kilburg to approve the minutes from the March 14, 2018 meeting. Motion passed by unanimous vote.

New Business:

McDevitt was approached by Bill Bowman about selling his property located south of the courthouse to the county for the jail project. Schroeder talked to Larry and Cheryl Kuhlman who own the apartment building that sits between the courthouse and the Bowman property. Kuhlman's were interested in selling as well. He then spoke with Mike Lewis who advised that there would be adequate space if these properties were acquired.

The Kuhlman property is currently assessed at \$149,500.00. The Bowman residence is assessed at \$162,500. The duplex is assessed at \$39,700.

Kilburg felt this is not a cost effective option. Mangler advised that assessed values and market values are not in line with each other and it would most likely cost more to purchase these properties.

Presentation by Mike Lewis, Shive Hattery:

Mike met with the Sheriff's Office to discuss specific details about the spaces. He was then able to provide a more accurate layout of what the sheriff's office and jail will look like and contain. The current projection comes to 13,800 square feet (400 square feet more than originally predicted). There is a public reception area that is separated from staff and contains a public

restroom. Visitation will occur in this space also as there are two non-contact visitation rooms. On the inmate side one of these rooms can double as video court. There will be a designated window for sex offender registry which added some square footage. The original plans called for male and female restrooms with shower facilities. In speaking with staff they do not use the current shower facility so they were removed from the plans. There will also be 5 feet of maintenance space behind the cells. This allows for repairs to be done without making contact with inmates.

Looking at the options:

3B – Penrose property only. Can't really squeeze anything else on it and it can only handle 13,400 sq. feet. They have allowed \$120,000 for demo of the existing jail and relocating the Penrose building (\$30,000 for jail demo).

4S – Penrose/Sneddon properties. Room for expansion, efficient layout with a central control point. Total costs with a Spring 2019 bid \$7,040,000. Life Cycle costs will result in a \$5.9 million savings over doing nothing. Currently the cost projections are estimating 14,400 square feet and they will work to bring it down to 13,800.

4B – Kuhlman/Bowman properties. Shive Hattery has only done an initial look. Right now it has an irregular shape due to the Library having a small chunk of property behind its building. If the county were to acquire that property as well the drive through sally port can go between the jail and library and the layout will become more efficient. It would also be possible to construct the building closer to the courthouse with all parking to the south. Life cycle savings of \$5.5 million over doing nothing. A bonus to this property is that there won't be any residences next door.

5N – Greenspace. Life cycle savings of \$4.1 million because of the additional staff needed to transport. Total cost to construct \$6,543,000. This allows for \$100,000 to purchase property. Mangler stated \$200,000 was more realistic.

Current cost models are based on going to bid in January 2019, this requires an August vote. If vote in November the costs will increase by about \$120,000.

Presentation by Jeff Heil, Northland Securities:

Jeff explained several of the different funding options. The county already has a Local Option Sales Tax (LOST) with 75% going to the rural fund for road improvements and 25% going to property tax relief. This 25% could be used to help fund the jail project.

Jeff also presented the property tax impact for residential, multi-residential, commercial, and ag for each of the options we are currently exploring. He used the high cost for each option and used a bond term of 19 years rather than 20. By doing so when the county sells this to the public the estimates will be on the high side. He pointed out that the difference in tax increases are rather small between each option and that is because you are spreading the difference over all of the property values in the county.

Thoms asked for a breakdown of how much of the property taxes debt service is represented by each of the types of property.

Old Business:

- a. Jail Administrator's classification presentation. Pape provided data on the number of inmates and classifications needed for March 2017 and March 2018 to compare and explained the classifications.
- b. Survey Monkey results. Just under 500 responses with 125 comments. 55% said the cost was their number one priority. 24.7% said location. 22.9% said ability to expand.
- c. Discussion on number of options going forward.
 - Jeff Heil stated that in his opinion you only want to take one option to the public once you get a consensus within the committee
 - There was also a short discussion regarding the effect of the increased operating expenses. Schroeder explained that is an issue for the Board of Supervisors and the Auditor. Mike Lewis pointed out that the increase on day one will not be the full increase projected. Delaney would like to see a breakdown of the 30 years of operating costs – into year 1, 5, 10, etc.
 - Koranda made a motion to pursue the Bowman/Kuhlman properties as an option, second by Thoms. Motion passed by unanimous vote.
 - Schroeder is going to get on the Board's agenda for Tuesday and ask the Board to talk with the Library board about acquiring the small piece of property behind their building as well as starting discussions with the property owners regarding how much they want for their properties.

Motion by Tabor, second by Hudrlik to adjourn. Meeting adjourned at 8:04 p.m.

Next Meeting May 9, 2018 at 6:00 p.m. at the Jackson County Courthouse.

Respectfully submitted by:

Sara Davenport, Secretary