



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

MEETING MINUTES

Date: May 9, 2018

Time: 6:00 p.m.

Location: Jackson County Courthouse

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

Visitors: Holly Birkey, Jennifer Guernndt, Mike Steines, Jack Willey, Russ Long, Brad Koranda, Sarah Jones, Jody Martin, Tom Messerli; Mike Lewis, Shive Hattery; Media: Kelly Gerlach, Maquoketa Sentinel Press; Mary Hayward, Local Access; Sheri Melvold, KMAQ & Telegraph Herald; Terrace Myles, KWQC

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

Motion by Kilburg, second by Delaney, to approve the minutes from the April 11, 2018 meeting. Motion passed by unanimous vote.

Presentation by Mike Lewis, Shive Hattery:

Mike provided a handout of the Life Cycle Comparison between the Greenfield Option and Doing Nothing with a year by year break down as requested at the last meeting. His break down has 8 staff initially for the new jail. In talking with Kettmann and Schroeder it was decided that there would need to be a base line of 10 staff. Additionally, at least at first, they would only need a part time person every Friday to assist with transporting inmates to court. Video/Court Skype can be used for all initial appearances.

The Average Daily Population (ADP) shows a continual increase over the 30 year period. This is based on the types of crimes and length of stay from the historical data that the jail had provided. Mike put that data into his model to get the ADP into the future. The Comparison shows a breakeven point in 2026 with 8 staff and 2028 for 10. The breakeven point being when the cost of doing nothing (housing out of county) becomes more expensive than having the new jail.

Over the thirty year life cycle of the jail, this option will save \$4 million over doing nothing. If do nothing the jail still needs to staff the booking area, plus transportation personnel.

Old Business:

“Working to improve the justice system in Jackson County, Iowa”

- a. The Tax Impact Information that was presented last month has been posted to the website.
- b. Schroeder attended a special meeting of the Library Board and spoke to them regarding the option of building the jail south of the courthouse and the need to obtain the small piece of property behind the library. The Board made the decision that night to recommend to the City Council to sell/deed the property to the County. Schroeder spoke with the city manager who explained that it was ultimately up to the City Council.
- c. The Board of Supervisors has been investigating possible greenfield sites. They have been in discussions with the property owner of one parcel that is just under 5 acres and believe we can acquire it for \$250,00.00. The Board has also been in negotiations with Bowmans, Kuhlman, and Sneddons. The greenfield site will be the least expensive option.

To get the property ready to build in order from least to most expensive (includes purchase, demolition and moving of necessary buildings):

1. Greenfield Site - \$250,000.00
2. Penrose/Sneddon - \$350,000.00
3. Kuhlman/Bowman/Library - \$665,000.00

We also do not know if any of the buildings have asbestos which would increase the cost of the demolition.

Kilburg brought up the Hospital property again. Jack Willey mentioned that he spoke with a couple of Hospital Trustees today and they won't begin building until spring 2019 and it will take about 2 years to complete.

Jack also mentioned that there are potential issues with the Bowman properties because they are conforming uses in the Historic District. There was also a letter to the editor in Maquoketa's Saturday paper.

New Business:

- a. Total costs of the three options including purchase, demolition, and build:
 1. Penrose/Sneddon - \$7.45 million
 2. Kuhlman/Bowman/Library - \$7.625 million
 3. Greenfield - \$6.8 million

Mangler pointed out that the number 1 factor from the survey was cost and the least expensive cost being the Greenfield would also get us out of a residential neighborhood and give us room to expand.

Mangler made a motion to recommend that the Board of Supervisors go forward with the Greenfield option, seconded by Koranda. Motion passed with 11 for and 3 against.

The question was asked what the overage range was for the project. Mike explained that they have a mid-range with 5% lower and higher. They have also included a design and estimate contingency of 12%.

- b. The increased cost of having a November bond election instead of an August election would be about \$130,000 due to a May/June bid letting instead of a Jan/Feb bid letting. Schroeder stated that he spoke with the County Engineer as well as a local business person who confirmed that while it may not always be true most of the time the cost of a project goes up if you wait until spring to bid. A special election will cost between \$15,000 - \$17,000. So the county could save \$150,000 by having the election in August. Kilburg mentioned that he has talked with 5 contractors in large cities that say it can go either way.

Jack asked if we have enough time to market it by August. Mike responded that while their preference is for 90 days for the public awareness campaign (PAC), we have just over 2 months and can get it done. Jack commented that it is important to remember that the committee has been very transparent during the whole process so some information is already out there.

Motion by Koranda to recommend to the Board of Supervisors that we hold a special bond election in August, seconded by Hudrlik. Motion passed with 11 for and 3 against.

Steve will present both recommendations to the Board of Supervisors at their special meeting tomorrow at 9am.

Motion by Kilburg, second by Delaney to adjourn. Meeting adjourned at 6:59 p.m.

Next Meeting June 13, 2018 at 6:00 p.m. at the Jackson County Courthouse.

Respectfully submitted by:

Sara Davenport, Secretary