

**Official Proceedings**  
**Codington County Justice Advisory Committee**  
**Lake Area Technical Institute, Room 430**  
**Watertown, SD 57201**  
**February 2, 2017**

The Codington County Justice Advisory Committee (CCJAC) met on February 2, 2017, at Lake Area Technical Institute. Attending were committee members Lee Gabel, Megan Olson, Greg Endres, Larry Wasland, Brad Howell and Al Koistinen ; absent was Troy VanDusen. Also present were non-voting members Tom Walder and the Honorable Robert Spears. Meeting called to order by Chairman Lee Gabel at 5:32 p.m.

***Agenda Approved***

Motion to approve the meeting agenda was made by Ms. Olson. Motion seconded, all in favor, agenda approved.

***Minutes Approved***

Motion to approve minutes of the Jan. 5 meeting was made by Olson. Motion seconded, all in favor, minutes approved.

***Elections***

As required by the CCJAC charter, elections were held for the positions of committee chair, vice chair and secretary for the coming year.

Chair: Wasland nominated Lee Gabel to continue as Chairman. Motion by Endres that nominations cease and a unanimous ballot be cast for Gabel. Motion seconded, all in favor, Lee Gabel will continue as Chairman.

Vice Chair: Gabel nominated Megan Olson to continue as Vice Chairman. Motion by Endres that nominations cease and a unanimous ballot be cast for Olson. Motion seconded; all in favor; Ms. Olson will continue as Vice Chairman.

Secretary: Wasland nominated Julie Radach. Wasland moved that nominations cease and a unanimous ballot be cast for Radach; motion seconded, all in favor; Ms. Radach will continue as secretary.

***Possible Refinements to Options***

Committee members, in consultation with BKV architects, have continued to consider the feedback generated from the public presentations and their discussions with constituents. This combined with CCJAC discussion concluded (by consent):

- A single ballot question is preferable to a tiered (“multiple choice”) ballot question.
- The public is more likely to support a lower overall project cost (lower than \$33.5 million as estimated to meet all consultant and architect recommendations).

- While the need for both jail and court space is critical, the jail's the 24/7 operation makes it the more urgent of the two.
- The work up to this point allows an option that can meet all recommendations for the jail, while still noticeably improving the situation for the courts.

Three lower-cost options were presented (see attached slides). All options lower the cost by not increasing the size of the Sheriff's operations space significantly.

- OPTION 1C was provided by BKV Architects. A new jail would be constructed in the parking area north of the auditorium (no changes would be made to the auditorium). A secure public entrance with handicapped access would be added onto the west side of the courthouse. Sheriff's operations would stay in the existing jail building but with slightly expanded space. Court Services and County Nurse (or other county/court offices) could move from the courthouse to existing jail building. This would free some space in the court house for court needs. The estimated cost of this option would be roughly \$21M. Applying the \$5M in reserve, the bond amount would be about \$16M. Possible issues: providing security for a jury court room and physical separation between the jail and sheriff's operations.
- OPTION 4E was proposed by a committee member. County offices would move into the Midland Building to allow for expansion of court needs. Sheriff operations and the jail (lowered to a 62-bed capacity) would remain in the current jail building. A 60-bed jail housing unit would be constructed behind the courthouse and connected to the current sheriff/jail building. There would be possible room for expansion to the west. The current equalization office in the courthouse would be converted into a large courtroom, along with some additional remodeling in the courthouse to improve court operations. There was no estimated cost presented. Possible issues: age of the Midland Building; most jail issues would not be resolved (especially line-of-sight issues) causing staffing and operational costs to increase; and the lack of use of the historical courthouse building by the public.
- OPTION 1D was proposed by a committee member. Identical to option 1C except:
  - A new sheriff's operations office would be included with the new jail in the auditorium parking lot
  - a small in-custody courtroom included with the jail (as opposed to a jury-capable courtroom)
  - There would be no secure public entrance with handicapped access added onto the west side of the courthouse.
  - Some county offices could move into the existing sheriff's building.
  - The existing jail building would be converted to a secure courtroom suite.
  - The current sheriff's office could be used for county or court offices to free space in the court house for court needs.

There was no estimated cost presented. Possible Issues: the existing jail facility may not be configurable as a courtroom due to load bearing walls and ceiling height.

The CCJAC agreed by consent to ask BKV architects to investigate the possibility (and estimated cost) of constructing a Sheriff's operations office with a new jail and the feasibility (and estimated cost) of converting the current jail to a large courtroom suite.

Other conclusions from the discussion were that option 4E should not be pursued and that the secure public entrance with handicapped access addition onto the west side of the courthouse (in option 1C) should not be pursued.

***Update and Discussion on Information Received to Date***

Commissioner Hanten and Chairman Gabel met with the Mayor of Watertown to discuss the separate appraisals received for the auditorium building and for the parking area north of the building. The City Council will be discussing the issue at their working session next week (February 6<sup>th</sup>).

The Future Building Projects Fund is now at \$5.71 million.

The County Commissioners held conference calls with all three surrounding counties' commissioners to suggest ideas of sharing the construction cost of a jail them about the increased bed costs for use

The County Commissioners issued an RFP for a financial advisor. As of the proposal deadline (February 2<sup>nd</sup>) three proposals have been received. The bids will be evaluated using a weighted selection criteria (see attached). CCJAC agreed by consent that the Commissioners should evaluate the proposals and select a financial advisor.

***Unfinished/New Business/Open:***

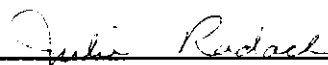
BKV has designed a flyer for possible future public awareness; the committee will continue working with the architects on refining public information materials.

***Future Meetings***

Next working meeting for the CCJAC will be February 21 at 5:30. March 7 will be a meeting with BKV Group present. The next public presentation will probably be in March.

***Adjournment***

Motion made by Olson to adjourn, motion seconded, all in favor. Meeting adjourned at 6:54 pm.

  
\_\_\_\_\_

Secretary  
CCJAC

\_\_\_\_\_ **February 21st, 2017**

Date Approved



## Appraisals, Borings, Working with City

1. City will discuss during next City Council working session.
2. City obtained separate appraisals for parking area & auditorium building.

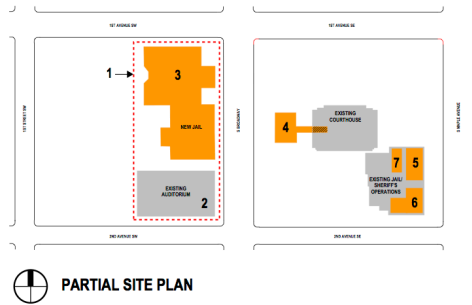


## Refining Options

- We have the building blocks for a refined option
- Sense is that bond amount should be less.
- Which recommendations should we meet initially?
  - Could meet all jail floor space recommendations
  - Hard to meet all court recommendations, but could still improve court operations
- Therefore: Set stage to be able to meet them in the future.
- Use current county facilities where possible
  - Court house
  - Old jail/sheriff's ops



## OPTION 1C



### PROJECT DESCRIPTION

- 1) OBTAIN AUDITORIUM BLOCK  
-PARKING AREA FROM CITY
- 2) EXISTING AUDITORIUM - NO CHANGES / MODIFICATIONS **CITY RETAINS OWNERSHIP**
- 3) BUILD NEW 34,000 SF JAIL WITH 120 BEDS & IN-CUSTODY/JURY COURT ROOM ON AUDITORIUM SITE PARKING LOT
- 4) BUILD NEW COURTHOUSE ADDITION WITH SECURITY ENTRANCE, HANDICAP ACCESSIBLE RESTROOMS AND ELEVATOR, EXIT STAIR AND LINK TO COURTHOUSE AT ALL THREE LEVELS. REMODEL PORTIONS WHERE CONNECTING LINK COMES THROUGH OFFICE SPACES ON ALL THREE FLOORS.
- 5) RELOCATE EXISTING **COUNTY NURSE** DEPARTMENT FROM COURTHOUSE TO EXISTING JAIL/ SHERIFF'S OPERATIONS BUILDING
- 6) RELOCATE COURT SERVICES FROM COURTHOUSE TO EXISTING JAIL/ SHERIFF'S OPERATION BUILDING.
- 7) EXPAND EXISTING SHERIFF'S ADMINISTRATIVE OFFICE WITHIN THE SHERIFF'S OPERATION CENTER.

### PROJECT COST

1) NEW JAIL .....	\$10,800,000
2) COURTHOUSE ADDITION .....	\$2,800,000
3) SHERIFF'S OPERATIONS / EXISTING JAIL REMODELING FOR OTHER DEPTS .....	\$1,400,000
<b>SUBTOTAL CONSTRUCTION .....</b>	
<b>\$15,000,000</b>	
SITE WORK .....	\$300,000
GENERATOR & SITE UTILITIES .....	\$300,000
CONTINGENCY .....	\$1,872,000
<b>SUBTOTAL CONSTRUCTION .....</b>	
<b>\$17,472,000</b>	
PROJECT SOFT COSTS .....	\$3,494,400
PROJECT COST .....	\$20,966,400
MINUS RESERVE FUNDS .....	-\$5,000,000
<b>BOND COST .....</b>	
<b>\$15,966,400</b>	

**AQUIRE AUDITORIUM PARKING AREA FROM CITY ~\$460K**

## Codrington County Justice Facilities Study

PUBLIC PRESENTATION  
1/20/2017 Project #: 2117.01



Codrington County  
South Dakota

BKV  
GROUP

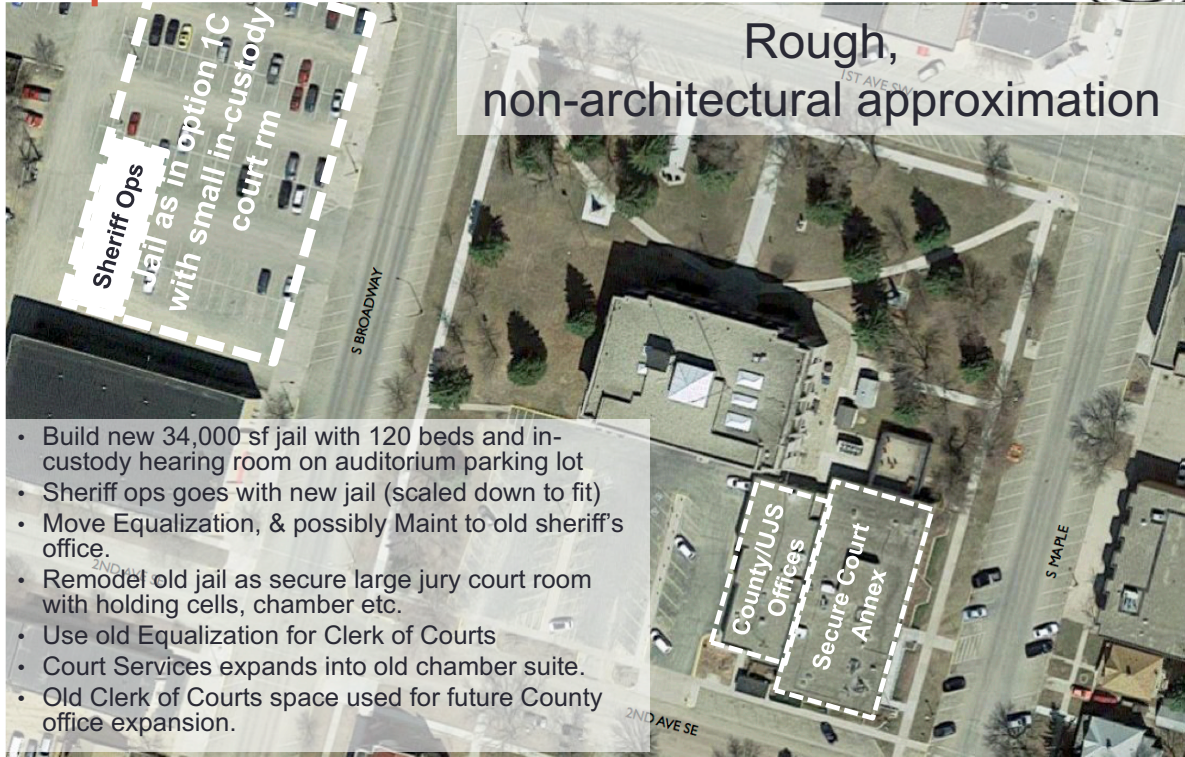
## Option 4E



- Move County Offices to Midland Bldg;
- Leave Sheriff & Jail admin/support & ~62 beds (to include work release) in current jail bldg;
- Build ~60 bed jail behind courthouse attached to current jail.
- Use current equalization office as large courtroom, remodel courthouse for UJS & State's Atty expansion.



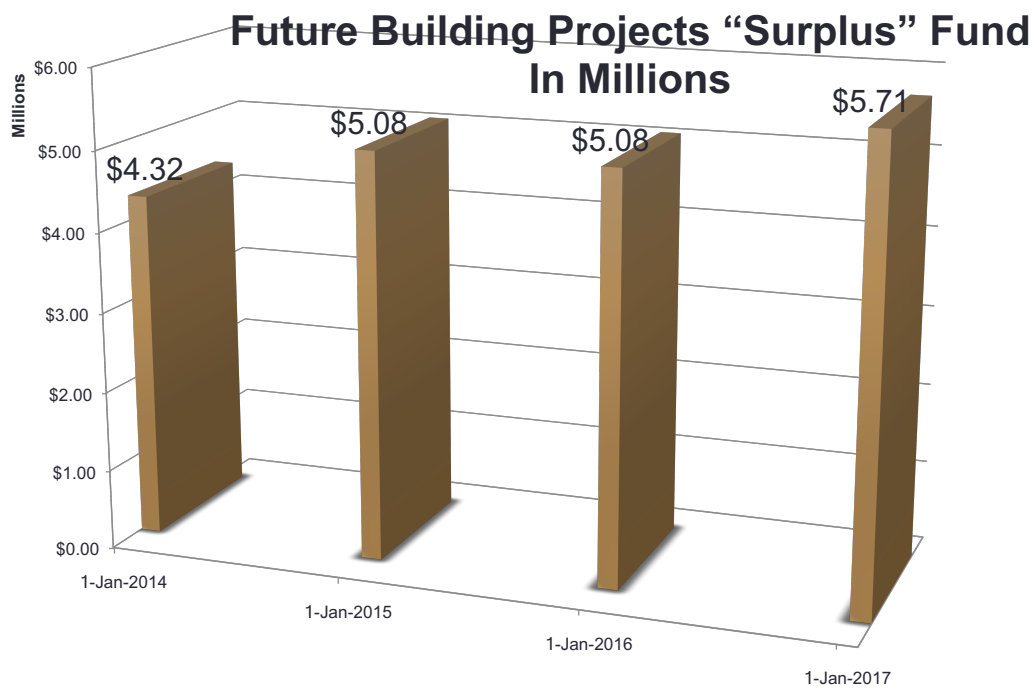
# Option 1D



- Build new 34,000 sf jail with 120 beds and in-custody hearing room on auditorium parking lot
- Sheriff ops goes with new jail (scaled down to fit)
- Move Equalization, & possibly Maint to old sheriff's office.
- Remodel old jail as secure large jury court room with holding cells, chamber etc.
- Use old Equalization for Clerk of Courts
- Court Services expands into old chamber suite.
- Old Clerk of Courts space used for future County office expansion.



# Funding Resources



# \$28.5M BOND [\$33.5M - \$5M SAVED]

20 YEAR @ 3.75%

TAX PER \$1,000: \$0.84

ESTIMATE

NON-AG (RESIDENTIAL, COMMERCIAL)				
ASSESSED VALUE	TAXABLE VALUE (93.3% OF ASSESSED)	ANNUAL IMPACT	MONTHLY IMPACT	
\$50K	\$46,650	\$39.28	\$3.27	
\$100K	\$93,300	\$78.57	\$6.55	
\$200,K	\$186,600	\$157.14	\$13.09	
\$300,K	\$279,900	\$235.71	\$19.64	
\$400,K	\$373,200	\$314.27	\$26.19	
AGRICULTURAL				
ASSESSED VALUE	TAXABLE VALUE (85% OF ASSESSED)	ANNUAL IMPACT	MONTHLY IMPACT	
\$400,K	\$340,000	\$286.32	\$23.86	
\$500,K	\$425,000	\$357.90	\$29.82	
\$600,K	\$510,000	\$429.47	\$35.79	
\$800,K	\$680,000	\$572.63	\$47.72	
\$1M	\$850,000	\$715.79	\$59.65	
AGRICULTURAL (PER ACRE)				
COUNTY AVERAGE	\$1,854	\$1,576	\$1.33	\$0.11
HIGHEST IN COUNTY	\$2,760	\$2,346	\$1.98	\$0.16

# \$18M BOND [\$23M - \$5M SAVED]

20 YEAR @ 3.75%

TAX PER \$1,000: \$0.53

ESTIMATE

NON-AG (RESIDENTIAL, COMMERCIAL)				
ASSESSED VALUE	TAXABLE VALUE (93.3% OF ASSESSED)	ANNUAL IMPACT	MONTHLY IMPACT	
\$50K	\$46,650	\$24.81	\$2.07	
\$100K	\$93,300	\$49.62	\$4.14	
\$200,K	\$186,600	\$99.24	\$8.27	
\$300,K	\$279,900	\$148.87	\$12.41	
\$400,K	\$373,200	\$198.49	\$16.54	
AGRICULTURAL				
ASSESSED VALUE	TAXABLE VALUE (85% OF ASSESSED)	ANNUAL IMPACT	MONTHLY IMPACT	
\$400,K	\$340,000	\$180.83	\$15.07	
\$500,K	\$425,000	\$226.04	\$18.84	
\$600,K	\$510,000	\$271.25	\$22.60	
\$800,K	\$680,000	\$361.66	\$30.14	
\$1M	\$850,000	\$452.08	\$37.67	
AGRICULTURAL (PER ACRE)				
COUNTY AVERAGE	\$1,854	\$1,576	\$0.84	\$0.07
HIGHEST IN COUNTY	\$2,760	\$2,346	\$1.25	\$0.10