

Official Proceedings
Codington County Justice Advisory Committee
Lake Area Technical Institute, Room 430
Watertown, SD 57201
March 7, 2017

The Codington County Justice Advisory Committee (CCJAC) met on March 7, 2017, at Lake Area Technical Institute. Attending were committee members Lee Gabel, Megan Olson, Greg Endres, Larry Wasland, Brad Howell, Al Koistinen and Troy VanDusen. Also present were non-voting members Tom Walder and the Honorable Robert Spears. Meeting called to order by Chairman Lee Gabel at 6:10 p.m.

Agenda Approved

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

Minutes Approved

Motion to approve minutes of the Feb. 21 meeting was made by Olson. Motion seconded, all in favor, minutes approved.

Discussion and Action to Recommend Option

Teleconference was held with BKV architect Bruce Schwartzman regarding his response to the CCJAC questions and guidance from the February 21st CCJAC meeting: that the recommended option should require about a \$19M bond and include:

- a new jail with a small in custody court room,
- remodeling of the current jail building into court and/or county office space,
- remodeling for courthouse space freed by moving offices from the courthouse to the current jail building, and
- a sheriff operations space co-located with the new jail.

Mr. Schwartzman explained a revised option that could get the project cost down to \$24M and thereby the bond to about \$19M (applying \$5M from the Future Build Projects Fund). To do this, the sheriff's operations space would have to be reduced to about 9,000 SF (as shown on the attached slides). Although this is significantly less than the programmed space for sheriff's operations, 9,000 would still almost double existing sheriff's operations space.

Judge Spears said that the recommend plan should include another jury-capable courtroom. It doesn't have to be as large as the existing courtroom, but the ability to conduct two jury trials at one time is a necessity. Mr. Schwartzman emphasized that the project is still in the overview stage, but said that the remodeling budget of \$1.2 million (portion for courthouse remodeling) is adequate to allow for an additional jury court room.

Committee members discussed whether the Hwy 212 site needs to remain under consideration, while an agreement to acquire the auditorium block from the City is still to be completed. Mr. Schwartzman said that the proposed structure could be built on the auditorium site or on the Hwy 212 site. There would not be a significant difference in cost of building between the two. Soil conditions are known at both locations. A building on the Hwy 212 site would be a single-story building, eliminating some costs, but parking and road improvements would add to the cost. Long-term operational costs would be slightly higher for the 212 site.

A motion was made by Olson to recommend option 6 (as shown on the attached slide) to the Board of County Commissioners, noting that the total project cost is approximately \$24M, but after use of \$5M from the Future Building Projects Fund the total bond amount would be approximately \$19M. The plan is to include remodeling of the existing courthouse to accommodate another jury-capable courtroom and accompanying jury deliberation space. The preference is on the downtown property, but the facility could be located on the Hwy 212 location if the downtown site is not available. Motion was seconded. Vote was 6 in favor (Olson, VanDusen, Wasland, Endres, Howell, Gabel), 1 against (Koistinen). Motion passed. The recommendation will be presented to the Board of County Commissioners.

Discussion of Public Awareness Issues

Gabel and Olson met with the City Council recently to present an offer of \$262,000 for the auditorium parking lot land. The City Council tabled the offer for a decision later. Concern was raised by the City Council as to whether there is adequate parking in the downtown area if the auditorium parking lot is built upon.

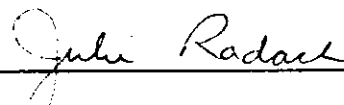
Discussion of Public Awareness Issues

Tax impact chart was reviewed (see attached). A bond with a 20-year term and 3.75% interest rate will result in a mill levy of 56 cents per thousand.

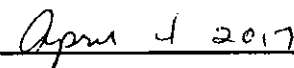
Another public presentation will be scheduled for late April, details to be determined at the next meeting.

Future meeting dates

The next CCJAC meeting will be Tuesday April 4, 6:10 pm at Lake Area Technical Institute. Motion to adjourn made by Wasland, motion seconded, all in favor. Meeting adjourned at 7 p.m.



Secretary
CCJAC



Date Approved



Options & Costs

Omitted

February 20, 2017

Codrington County Justice Facilities Study - Cost Option Matrix

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
BKV GROUP	New Jail	New Jail + Existing Jail Remodel (Sheriff Operations doesn't move)	New Jail + Existing Jail Remodel (Sheriff Operations doesn't move)+Courthouse Remodeling	New Jail + New Sheriff Operations Area	New Jail + New Sheriff Operations Area + Existing Jail Remodel	New Jail + New Sheriff Operations Area + Existing Jail Remodel + Courthouse Remodeling
Rework Courthouse Parking	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
New Jail	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000
New Sheriffs Operations				\$ 4,150,000	\$ 4,150,000	\$ 4,150,000
Existing Jail Remodeling		\$ 1,400,000	\$ 1,400,000		\$ 1,400,000	\$ 1,400,000
Existing Courthouse Remodeling			\$ 1,200,000			\$ 1,200,000
Site Work	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Generator	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Contingency & Escalation Factor	\$ 1,273,300	\$ 1,423,100	\$ 1,551,500	\$ 1,717,350	\$ 1,867,150	\$ 1,995,550
Estimated Construction Amount	\$ 13,173,300	\$ 14,723,100	\$ 16,051,500	\$ 17,767,350	\$ 19,317,150	\$ 20,645,550
Land Acquisition (Estimated)	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000
Soft Costs	\$ 3,161,592	\$ 3,533,544	\$ 3,852,360	\$ 4,264,164	\$ 4,636,116	\$ 4,954,932
Total Estimate Project Cost	\$ 16,596,892	\$ 18,518,644	\$ 20,165,860	\$ 22,293,514	\$ 24,215,266	\$ 25,862,482
Future Bldg. Projects Fund	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)
Bond Amount	\$ 11,596,892	\$ 13,518,644	\$ 15,165,860	\$ 17,293,514	\$ 19,215,266	\$ 20,862,482

Next steps:

- 1) Finalize property purchase, city council meets next in 2 weeks
- 2) County hired Dougherty for bonding
- 3) Meeting on March 7th CCJAC meeting to finalize direction
- 4) March 27th ordinance meeting then public meeting in early April

\$19,000,000 max
go with same sheriff's area as he currently has

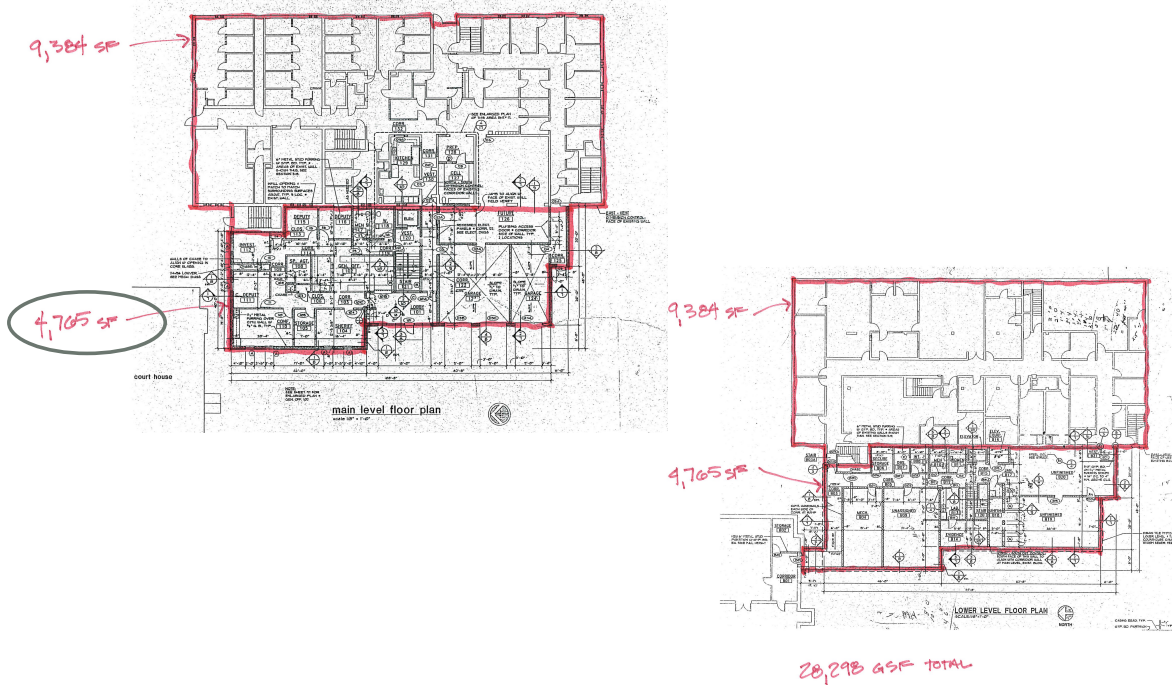


Impact on program for Sheriff's Ops

- 20,903 SF – total program
- (2,565 SF) – outside agencies -
- 18,388 SF
- 3,840 SF – Garage
- 14,498 SF Remaining - the basis for estimate at last meeting
- need to reduce to 9,000 SF to make the budget work



Current Sheriff's Operations space



Impact on Program

Predesign Study

Codrington County Justice Facilities Study
Watertown, SD
6.21.2016

Page 21

NO.	SPACE DESCRIPTION	Immediate & Future Needs (SF)	Immediate & Future Needs (SF)
60.00 SHERIFF'S OPERATIONS SUMMARY			
61.00	Public Entrance and Visitor Sector	1,140	1,425
62.00	Records/Civil/Warrants	822	1,028
63.00	Sheriffs Administration / Patrol / Investigations / Jail Administration	2,681	3,351
64.00	Evidence	1,330	1,729
65.00	Staff Support	2,905	3,777
66.00	Garage/Support	3,200	3,840
67.00	Outside Agencies	2,052	2,565
SUBTOTAL OF DEPARTMENT AREAS (NSF):		14,130	17,714
MAJOR BUILDING CIRCULATION (10% OF DEPT AREAS)		1,413	1,771
M&E EQUIPMENT ROOMS (8% OF DEPT AREAS)		1,130	1,417
TOTAL GROSS BUILDING AREA (GSF):		16,673	20,903


This shows the possible new space to be constructed with the new jail.

Other areas not highlighted remain in the existing building as is or are not provided at this time.



The "new" option 6

**Recommended
Option
Adopted by
CCJAC**

Codrington County Justice Facilities Study	
Cost Option Matrix	
February 22, 2017	
Option 6	
	New Jail + New Sheriff Operations Area + Existing Jail Remodel + Courthouse Remodeling
Rework Courthouse Parking	\$ 300,000
New Jail	\$ 10,800,000
New Sheriffs Operations	\$ 2,800,000
Existing Jail Remodeling	\$ 1,400,000
Existing Courthouse Remodeling	\$ 1,200,000
Site Work	\$ 500,000
Generator	\$ 300,000
Contingency & Escalation Factor	\$ 1,851,100
Estimated Construction Amount	\$ 19,151,100
Land Acquisition (Estimated)	\$ 262,000
Soft Costs	\$ 4,596,264
Total Estimate Project Cost	\$ 24,009,364
Future Bldg. Projects Fund	\$ (5,000,000)
Bond Amount	\$ 19,009,364

Cost of 9,000 sf



Tax Impact

Codrington County
General Obligation Bond
Annual Property Tax Impact Summary Estimates

DOUGHERTY & COMPANY LLC

Levy Assumptions	
Par Amount:	\$19,000,000
Term:	20
Estimated Interest Rate:	3.75%
Avg Annual Levy:	\$1,367,280
2017 Estimated Value:	\$2,435,461,176
Tax Rate per \$1,000	\$0.56

Preliminary Draft

Annual Property Tax Impact Summary 2017 Valuation				Average Agricultural per Acre by Township			
Type of Property	Assessed Value	Taxable Value	Impact	Township	Assessed Value per Acre	Taxable Value	Impact per Acre
					Non-Ag (Residential, Commercial)	\$50,000	\$46,650
	\$75,000	\$69,975	\$39.28	Dexter	\$1,920	\$1,632	\$0.92
	\$100,000	\$93,300	\$52.38	Leola	\$1,333	\$1,133	\$0.64
	\$125,000	\$116,625	\$65.47	Germantown	\$2,004	\$1,703	\$0.96
	\$150,000	\$139,950	\$78.57	Phipps	\$1,612	\$1,370	\$0.77
	\$175,000	\$163,275	\$91.66	Fuller	\$1,910	\$1,624	\$0.91
	\$200,000	\$186,600	\$104.76	Rauville	\$1,887	\$1,604	\$0.90
	\$300,000	\$279,900	\$157.14	Waverly	\$1,931	\$1,641	\$0.92
	\$400,000	\$373,200	\$209.52	Graceland	\$1,739	\$1,478	\$0.83
	\$100,000	\$85,000	\$47.72	Richland	\$1,753	\$1,490	\$0.84
	\$200,000	\$170,000	\$95.44	Lake	\$1,410	\$1,199	\$0.67
	\$300,000	\$255,000	\$143.16	Elmira	\$1,998	\$1,698	\$0.95
	\$400,000	\$340,000	\$190.88	Krazburg	\$2,085	\$1,772	\$0.99
	\$500,000	\$425,000	\$238.60	Henry	\$1,929	\$1,640	\$0.92
	\$600,000	\$510,000	\$286.32	Kampeska	\$1,867	\$1,587	\$0.89
	\$700,000	\$595,000	\$334.04	Pelican	\$1,984	\$1,686	\$0.95
	\$800,000	\$680,000	\$381.76	Sheridan	\$2,076	\$1,765	\$0.99
	\$900,000	\$765,000	\$429.47	County Highest in county	\$1,854	\$1,576	\$0.88
	\$1,000,000	\$850,000	\$477.19		\$2,760	\$2,346	\$1.32