

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

The Codington County Justice Advisory Committee (CCJAC) met on May 2, 2017, at Lake Area Technical Institute. Attending were committee members Lee Gabel, Al Koistinen, Larry Wasland, and Brad Howell. Absent were Megan Gruman, Greg Endres and Troy Van Dusen. Also present were non-voting members Tom Walder and the Honorable Judge Robert Spears. Meeting called to order by Chairman Lee Gabel at 6:13 p.m.

Agenda Approved

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

Minutes Approved

Motion to approve minutes of the April 4 meeting was made by Wasland. Motion seconded, all in favor, minutes approved.

Update/Discussion

Property acquisition: All property is lined up with purchase agreements (contingent upon voter approval). Properties on the west all have agreements at a total cost of \$311,325; all but one are signed. Purchase price for the city parking lot is \$310,373, with estimated demolition costs of \$100K and soil correction \$75K.

Phone conference was held with Bruce Schwartzman regarding the conceptual site plan (see attached slide). All costs stayed the same as shown previously other than property acquisition and some of the bond-origination costs. A conceptual rendering of what the facility might look like was presented, showing how a two-story facility might look with the sally port and public entrance. The drawing uses precast panels (the most economical method of construction). Roof would be "flat" but have a very slight pitch for drainage; ballasted rubber would be the most likely roof covering. The goal of the exterior design is to complement the downtown area at a reasonable cost. (see attached slide).

It was proposed that the project be referred to as the "Justice Annex" rather than "Justice Facility", to keep the existing courthouse in mind.

Bruce Schwartzman of BKV Architects is working on a draft contract for the design phase.

Ballot language and bond amount have been approved. The amount required from the Future Building Projects Fund might fluctuate depending on changes in actual cost amounts.

If the bond is approved, bond advisor (Toby Morris) can help with architect design contractor, hiring of a project manager and/or construction manager.

A suggestion was made by a member of the public to clarify the ballot language. Specifically, the phrase "justice and public safety facilities" might be unclear to some people. The consensus was that the County should consider trying to make this phrase clearer.

Public Awareness

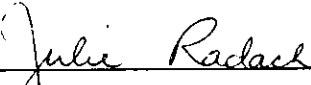
A brochure for public awareness was circulated and input was sought. Suggested emphases included: How is this different from the last vote; the downtown location; the modification and continued use of the current jail building; and the effort to lower the total bond amount significantly.

A public meeting will be held in South Shore on May 4 at 6:45; this will be the first of eight held in Watertown and in surrounding communities. The meetings will begin with about a half-hour presentation with videos to summarize, then taking of questions. Lee Gabel will continue speaking with local service groups to increase awareness.

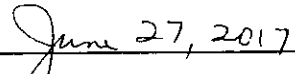
Future Meetings

A date of June 6 will be held open for a meeting of the CCJAC if needed.

Motion to adjourn by Wasland, motion seconded, all in favor. Meeting adjourned 7 p.m.

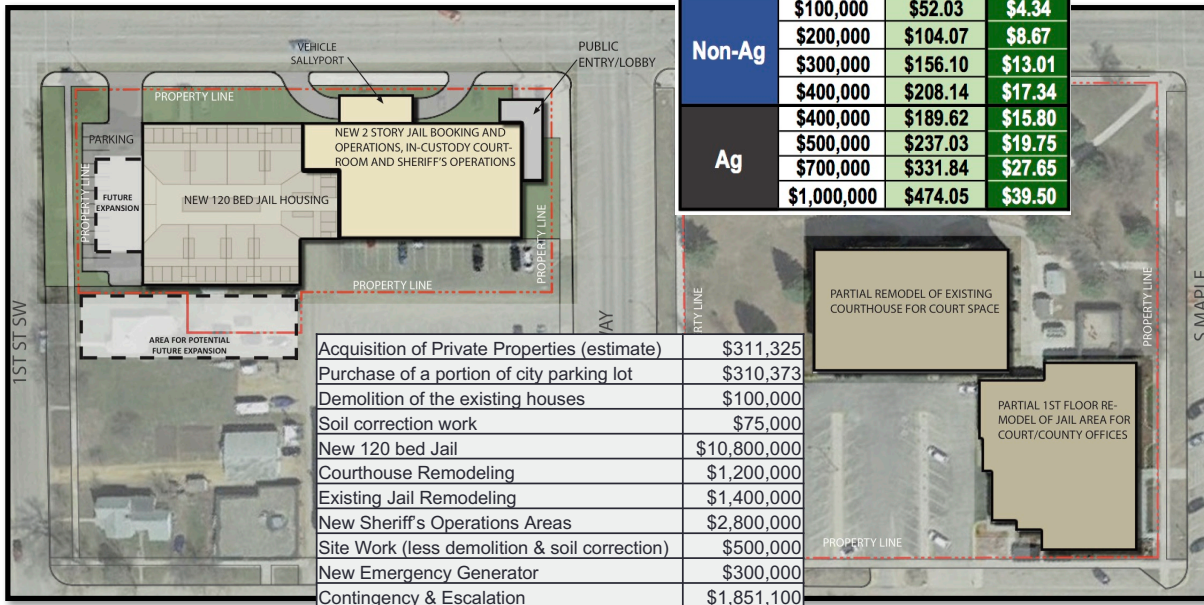


Secretary
CCJAC



Date Approved

The current concept



Type of Property	Assessed Value	Annual Impact	Monthly Impact
Non-Ag	\$100,000	\$52.03	\$4.34
	\$200,000	\$104.07	\$8.67
	\$300,000	\$156.10	\$13.01
	\$400,000	\$208.14	\$17.34
Ag	\$400,000	\$189.62	\$15.80
	\$500,000	\$237.03	\$19.75
	\$700,000	\$331.84	\$27.65
	\$1,000,000	\$474.05	\$39.50

Acquisition of Private Properties (estimate)	\$311,325
Purchase of a portion of city parking lot	\$310,373
Demolition of the existing houses	\$100,000
Soil correction work	\$75,000
New 120 bed Jail	\$10,800,000
Courthouse Remodeling	\$1,200,000
Existing Jail Remodeling	\$1,400,000
New Sheriff's Operations Areas	\$2,800,000
Site Work (less demolition & soil correction)	\$500,000
New Emergency Generator	\$300,000
Contingency & Escalation	\$1,851,100
Soft Cost	\$4,596,264
Bond Advisor & Counsel Cost	\$46,500
Total Project Cost	\$24,290,562
Bond Amount	\$18,875,000
<i>From Future Building Projects Fund</i>	<i>\$5,415,562</i>
Remaining in Future Building Projects Fund	\$294,438.00

An idea of how it *might* look





Ballot Language

SHALL CODINGTON COUNTY, SOUTH DAKOTA, ISSUE AND SELL ITS NEGOTIABLE GENERAL OBLIGATION BONDS IN A REGISTERED PRINCIPAL AMOUNT NOT EXCEEDING **\$18,875,000**, ISSUED IN ONE OR MORE SERIES, BEARING INTEREST AT SUCH RATES AS MAY BE DETERMINED BY THE COMMISSION, PAYABLE AND MATURING FROM 1 AND NOT TO EXCEED 20 YEARS AFTER THE YEAR OF ISSUANCE, FOR THE PURPOSE OF CONSTRUCTING, RENOVATING AND EQUIPPING JUSTICE AND PUBLIC SAFETY FACILITIES.

SHALL THE ABOVE PROPOSITION BE APPROVED AND THE BONDS ISSUED?



If the voters approve – looking ahead

- Architect for rest of project.
 - Letter sent
 - Draft design contract

- Project Manager/Owner's Rep e.g.
 - General Project Administration/Coordination
 - Project Communications
 - Contractual Agreements
 - Master Budget Administration
 - Cost Control
 - Project Accounting
 - Schedule Management
 - Design Process Management
 - Risk Management, Quality Assurance, Disruption Avoidance

- Construction Manager



Public Awareness

- Brochure
- Key Points
 - We have a need – Facilities are inadequate
 - Law says counties are responsible to fix
 - Voters have a voice
 - Voters can help minimize the cost over time by acting now
 - Doing it right this time saves \$ in the long run



Public Awareness

Public Presentations @ 6:45 PM on dates shown

- **May 4th, 2017** – South Shore Community Center
- **May 9th, 2017** – Kranzburg Town Hall (TENTATIVE)
- **May 11th, 2017** – Watertown (LATI)
- **May 18th, 2017** – Henry Community Center
- **May 23rd, 2017** – Florence Community Center
- **May 25th, 2017** – Waverly Community Center
- **June 1st, 2017** – Wallace Community Center
- **June 7th, 2017** – Watertown Chamber of Commerce Election Forum (Time TBD)

Speaking:

- **May 11th, 2017** – Optimists
- **May 16th, 2017** – WAHBA



Unfinished/New Business, Open

- Unfinished Business
 - To do
 - Work with city on conditional agreement
 - ✓ Appraisal results
 - ✓ Soil Boring Results
 - ✓ Recommend option
 - Ballot Language
 - ✓ Select Election Date
 - ✓ Continue discussion with other counties
 - ✓ Bonding Advisor
 - ✓ Bonding Counsel
 - Bond rating



Unfinished/New Business, Open

- Unfinished Business
 - To do
 - ✓ Work with city on conditional agreement
 - ✓ Work with owners on conditional agreements
 - ✓ Soil Boring Results
 - ✓ Recommend option
 - ✓ Ballot Language
 - ✓ Select Election Date
 - ✓ Continue discussion with other counties
 - ✓ Bonding Advisor
 - ✓ Bonding Counsel
 - Bond rating
- New Business
- Open