

Official Proceedings
Codington County Justice Advisory Committee
Courthouse First Level Courtroom
Watertown, SD 57201
June 25, 2024

The Codington County Justice Advisory Committee (CCJAC) met on June 25th, 2024, at the Codington County Courthouse in the first level courtroom. Attending were committee members Lee Gabel, Al Koistinen, Jeanne Horning, Troy VanDusen, Brad Howell, Francis Strohfus, Stacy Hendricks and non-voting members Rebecca Morlock-Reeves, Kari Johnston and Matt Blackwelder. Judge Carmen Means was also present. Assisting in discussion were Dick Strassburg from TEGRA, Matthew Guarnerly, from HDR architects, Andrew Eitreim, from Architecture Inc. and Craig Beebe from Beckenhauer Construction. Absent was non-voting member Judge Robert Spears. Lee Gabel took minutes. Meeting called to order by Chairman Lee Gabel at about 5:30 p.m.

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

Minutes Approved - Motion to approve the minutes of the March 28, 2024 meeting was made by Van Dusen. Motion seconded by Horning, all in favor. Minutes approved.

Review of Jail Consultant Report. Gabel summarized jail consultant, Bill Garnos' report projecting Codington County's jail population (see attached slide). The report projects an average daily population of 90 inmates in 2043. Applying peaking and classification factors, the recommended bed-count is 113.

Review of Design Options and Cost Estimate.

- **Option Criteria:** Gabel reviewed option criteria approved by the county commissioners in 2016. While the criteria are still valid, he noted that criteria applicable to court facilities weren't applicable for the current jail discussion. See attached slides.
- **Space program (space needs):** Working with the Sheriff and Chief Corrections Officer, the architect identified the needed rooms and square footages and documented these in a space program document. The space program is posted on the county website. See attached slides for overall square footages for various options.
- **Basic building options:** The CCJAC reviewed several options, to include estimated costs and sites, based (see attached slides) on a jail with 108 beds. A site on US Highway 212 on the edge of Watertown appears to be the most cost-effective for construction and compares well to other sites based on the criteria noted above. See attached slides for sites reviewed.

Discussion and possible action to recommend a pre-design concept and ballot language: The CCJAC further discussed the various risks associated with the above options and that the County had over \$8.6M in saved fund which could be used to help fund jail construction and reduce the bond amount needed (see attached slides). Strohfus motioned to recommend the ballot language below to fund construction of a 108-bed jail, with shelled space for an additional 20 beds (if needed) and shelled space for a future sheriff's office using a 20-year bond, not to exceed \$29,650,000.

"SHALL CODINGTON COUNTY, SOUTH DAKOTA, ISSUE AND SELL ITS NEGOTIABLE GENERAL OBLIGATION BONDS IN A REGISTERED PRINCIPAL AMOUNT NOT EXCEEDING \$29,650,000, 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 A DETENTION CENTER AND SHERIFF'S DEPARTMENT. SHALL THE ABOVE PROPOSITION BE APPROVED AND THE BONDS ISSUED?"

Strohfus' motion was seconded by Howell. 6 in favor, one abstained. Motion carried.

Updates: Dick Strassburg noted that the pre-design project is progressing according to the project schedule (see attached slide).

Adjournment. There being no other business, VanDusen made a motion to adjourn, motion seconded by Howell, all in favor. Meeting adjourned at approximately 7:05 pm.

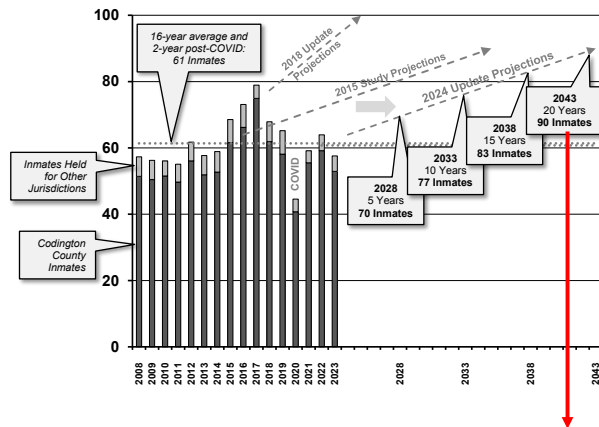
Secretary (Gabel)
CCJAC

Date Approved



Jail Consultant Report

Historical and Projected ADP at the
Codington County Detention Center



Total Jail Beds Needed for Planning Scenarios

Forecast Year	Year	Scenario A 2015 Study Projections	Scenario B 2018 Update Projections	Scenario C 16-Year & Post- COVID Average	Scenario D 2015 Study's Growth Trend Moved Forward
1	2024	95	121	77	80
2	2025	97	125	77	83
3	2026	99	129	77	84
4	2027	100	133	77	87
5	2028	102	137	77	88
6	2029	104	142	77	89
7	2030	106	146	77	92
8	2031	107	150	77	93
9	2032	109	153	77	94
10	2033	111	158	77	97
11	2034	112	162	77	98
12	2035	114	166	77	99
13	2036			77	102
14	2037			77	103
15	2038			77	104
16	2039			77	107
17	2040			77	108
18	2041			77	109
19	2042			77	112
20	2043			77	113

Review of Design Options & Cost estimates: Criteria (approved in 2016)

#	What	Description	Key Source/Reference	Priority
1	Minimum Size, Required Type of Space & features	Court Space: Minimums based on 20-year projections	NCSC Report pages 26-35	Must do
		Jail Space: Minimums based on 20-year projections	Garnos' Report pages 99-101	
4	Expandability Strategy	Does the option provide a way to expand the facility should the required capacity eventually exceed the space minimums (see Criteria 1)?	-NCSC Report pages 18, 21-24 (Goals 3,6)	
8	Historical Preservation	Must preserve North façade, rotunda	Garnos' Report pages 99-101	1
7	Operational Cost	How much will it cost to operate (sheriff, jail, maintenance, utilities)?	Historical Society, NRHP	
2	Efficiency of Design	How well does the facility design enable effective and safe operation of court/jail/other affected offices and user-friendly access?	Architect	
5	Future Expandability	How difficult will it be for future generations to expand?	NCSC Report pages 18-25 (Goals 2,4,5,6)	
6	Project Cost	How much will it cost to renovate/add/build and furnish?	-NCSC Report pages 18, 21-24 (Goals 3,6)	2
3	Mid-term Adaptability	How readily would the structure accommodate sooner-than-expected workload growth, policy & technology changes? This may be additional space and/or modifiable features	Garnos' Report pages 99-101	
9	Aesthetic	Appropriate appearance (& rehabilitative approach for options involving current courthouse)	NCSC Report pages 17-18 (Goal 1), Historical Preservation Report	
10	Location	How well does the option address the desire to maintain current courthouse-related (county administration and judicial) activity in Watertown's business district?		3

Since then:

- Court needs met
- Addressed some location concerns
- Updated references





Review of Design Options & Cost estimates: Criteria (approved in 2016)

#	What	Description	Key Source/Reference	Priority
1	Minimum Size, Required Type of Space & features	Court Space: Minimums based on 20-year projections	NCSC Report pages 26-35 2024 update	Must do
		Jail Space: Minimums based on 20-year projections	Garnos' Report pages 99-101 47-50	
4	Expandability Strategy	Does the option provide a way to expand the facility should the required capacity eventually exceed the space minimums (see Criteria 1)?	NCSC Report pages 18, 21-24 (Goals 3,6) Original Garnos' Report pages 99-101 & 2024 update, 53-55	
8	Historical Preservation	Must preserve North façade, rotunda	Historical Society, NRHP	
7	Operational Cost	How much will it cost to operate (sheriff, jail, maintenance, utilities)?	Architect CMAR & Architect	1
2	Efficiency of Design	How well does the facility design enable effective and safe operation of court/jail/other affected offices and user-friendly access?	NCSC Report pages 18-25 (Goals 2,4,5,6) Garnos' Report pages 70-104	
5	Future Expandability	How difficult will it be for future generations to expand?	NCSC Report pages 18, 21-24 (Goals 3,6) Original Garnos' Report pages 99-101 & 2024 update, 53-55	
6	Project Cost	How much will it cost to renovate/add/build and furnish?	Architect	2
3	Mid-term Adaptability	How readily would the structure accommodate sooner-than-expected workload growth, policy & technology changes? This may be additional space and/or modifiable features	NCSC Report pages 12, 21-22, 24-25, footnotes on 28-30 Original Garnos' Report pages 99-101 & 2024 update, 53-55	
9	Aesthetic	Appropriate appearance (& rehabilitative approach for options involving current courthouse)	NCSC Report pages 17-18 (Goal 4) , Historical Preservation Report	3
10	Location	How well does the option address the desire to maintain current courthouse-related (county administration and judicial) activity in Watertown's business district?		

Since then:

- Court needs met
- Addressed some location concerns
- Updated references

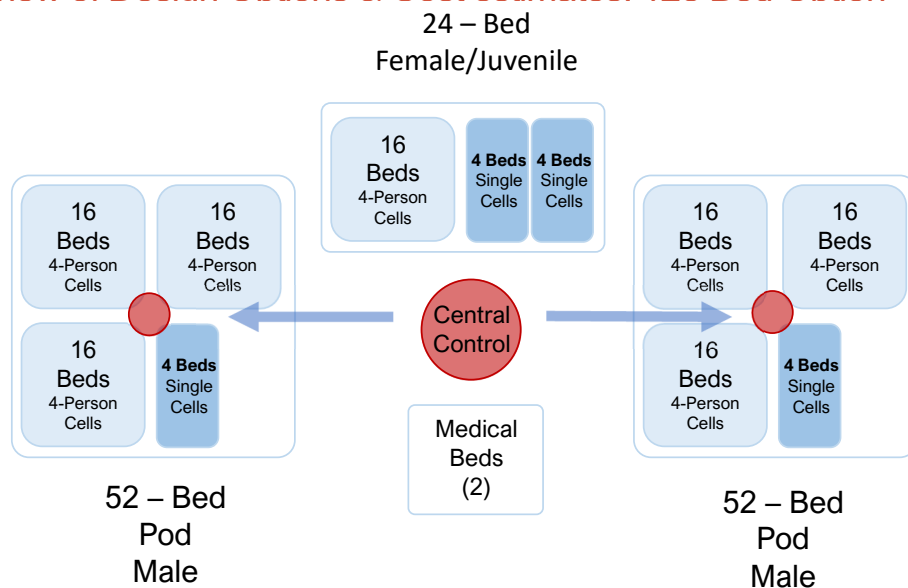


Review of Design Options & Cost estimates: Updated Criteria

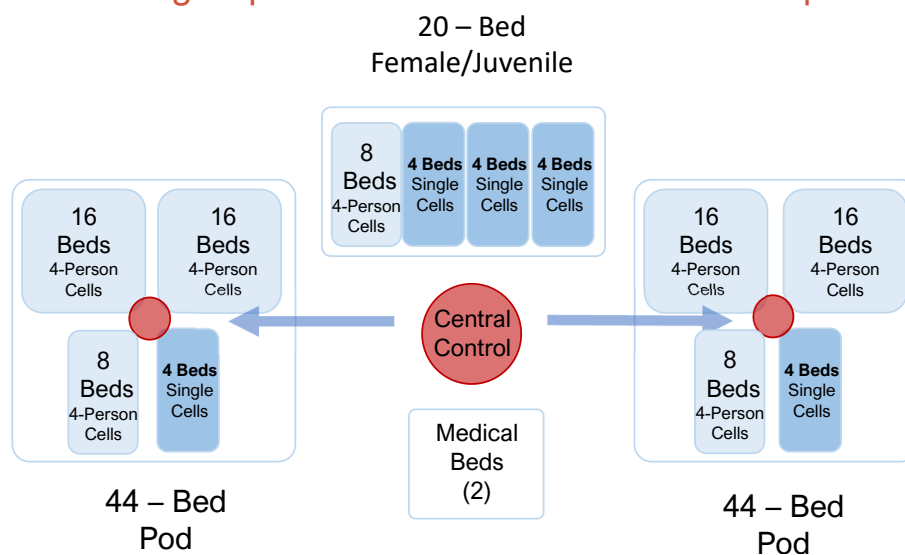
#	What	Description	Key Source/Reference	Priority
1	Minimum Size, Required Type of Space & features	Jail Space: Minimums based on 20-year projections	Garnos' Report pages 99-101	Must do
4	Expandability Strategy	Does the option provide a way to expand the facility should the required capacity eventually exceed the space minimums (see Criteria 1)?	2024 Update of Garnos' Report pages 47-50	
7	Operational Cost	How much will it cost to operate (sheriff, jail, maintenance, utilities)?	Architect	1
2	Efficiency of Design	How well does the facility design enable effective and safe operation of court/jail/other affected offices and user-friendly access?	Original Garnos' Report pages 99-101 & 2024 update pages 53-55 Garnos' Report pages 70-104	
5	Future Expandability	How difficult will it be for future generations to expand?	Original Garnos' Report pages 99-101 & 2024 update pages 53-55	
6	Project Cost	How much will it cost to renovate/add/build and furnish?	CMAR & Architect	2
3	Mid-term Adaptability	How readily would the structure accommodate sooner-than-expected workload growth, policy & technology changes? This may be additional space and/or modifiable features	Original Garnos' Report pages 99-101 & 2024 update pages 53-55	
9	Aesthetic	Appropriate appearance (& rehabilitative approach for options involving current courthouse)	Historical Preservation Report	3
10	Location			



Review of Design Options & Cost estimates: 128 Bed Option



Review of Design Options & Cost estimates: 108 Bed Option

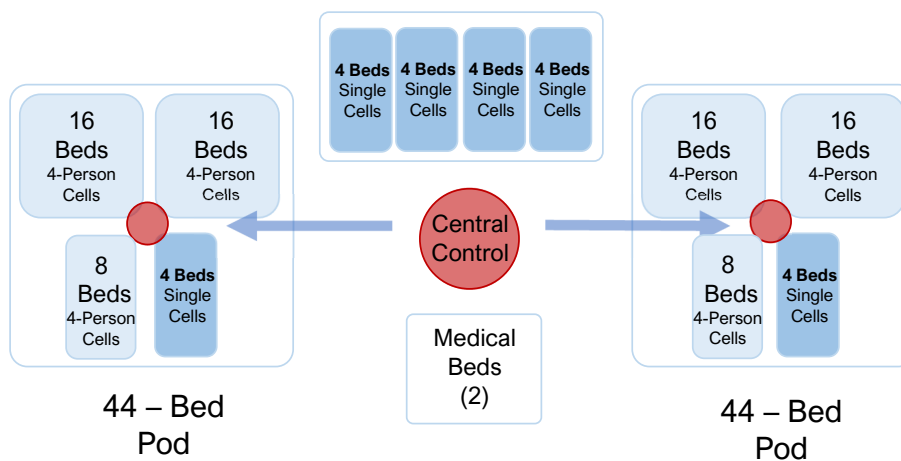




Review of Design Options & Cost estimates: 104 Bed Option

16 – Bed

Female/Juvenile

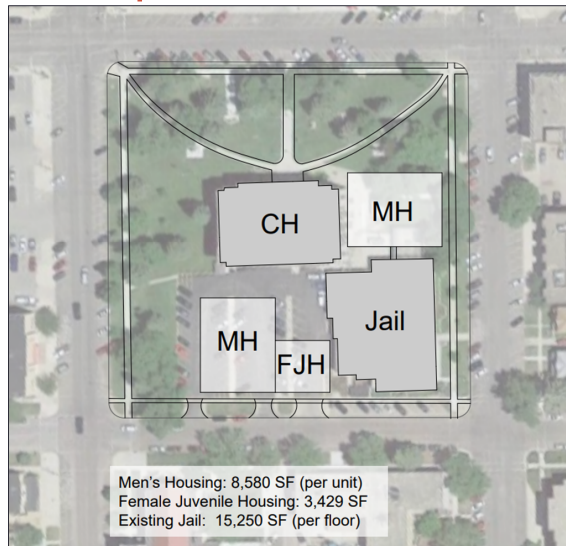


Sites options





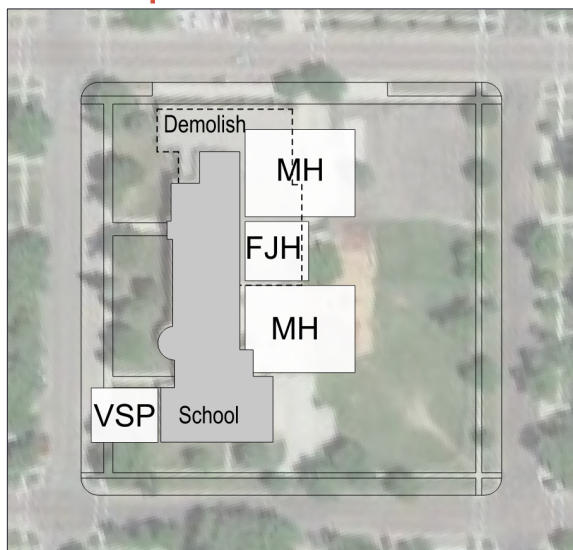
Sites options: Courthouse Block



Pro	Con
• Use some existing structure • Next to courthouse • Own land	• No expandability • Greater operational cost • Slightly higher cost to move systems



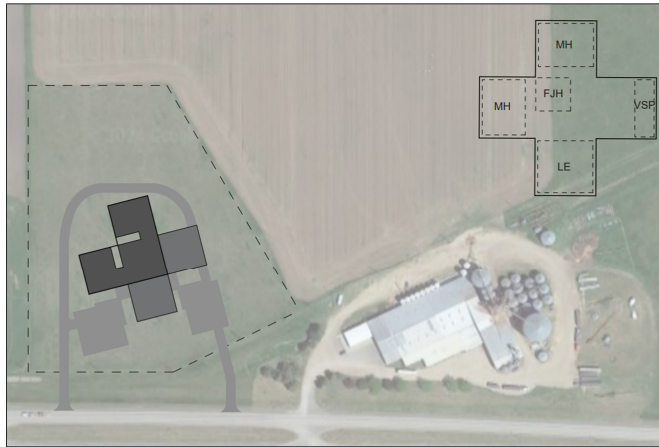
Sites options: School Block



Pro	Con
• Use some existing structure • Close to courthouse • Expandable • Could repurpose current jail	• Likely partial demolition • Residential Area • Cost of land significant



Sites options: Hwy 212 Site



Pro	Con
• Most Expandable • Own land • Could repurpose current jail	• Further from courthouse

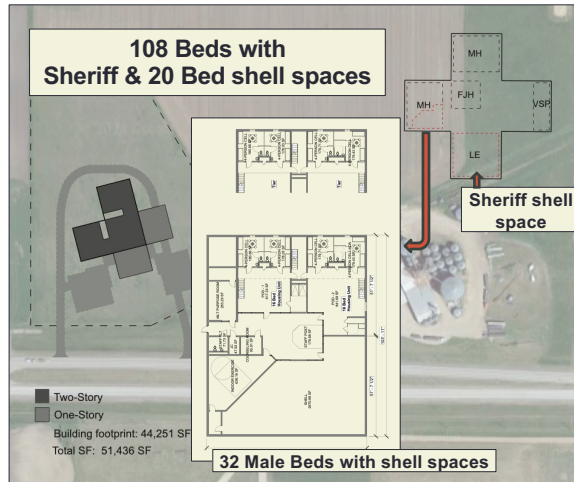
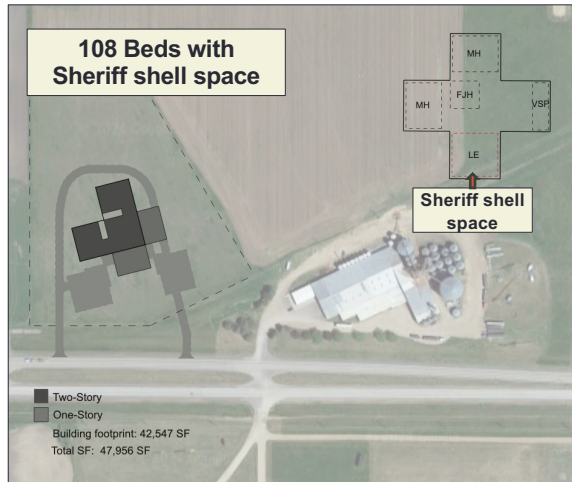


Option costs

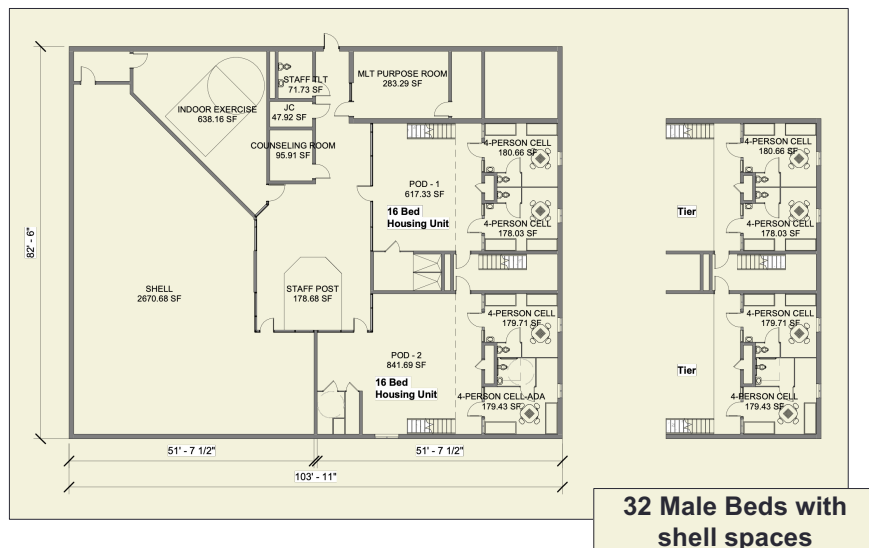
	Hwy 212 (Greenfield) Site Options for 108-Bed Jail											
	Base option			Option 1: LEC Shell Space			Option 2: 20 Bed Shell Space			Option 3: LEC & 20 Bed Shell Space		
	Gross SF	Cost per/SF	Total Cost	Gross SF	Cost per/SF	Total Cost	Gross SF	Cost per/SF	Total Cost	Gross SF	Cost per/SF	Total Cost
High Security Jail	35897	\$ 740.70	\$26,588,783	35897	\$ 740.70	\$26,588,783	35897	\$ 740.70	\$26,588,783	35897	\$ 740.70	\$26,588,783
Law Enforcement Center	12059	\$ 512.77	\$6,183,493	12059	\$ 222.40	\$2,681,810	12059	\$ 512.77	\$6,183,493	12059	\$ 222.40	\$2,681,810
Sitework/Utilities		\$ 28.49	\$1,366,133		\$ 28.49	\$1,366,133		\$ 28.49	\$1,465,412		\$ 28.49	\$1,465,412
FF&E Costs		\$ 15.64	\$750,000		\$ 10.43	\$500,000		\$ 14.58	\$750,000		\$ 9.72	\$500,000
Soft Costs		\$ 116.52	\$5,587,602		\$ 106.63	\$5,113,513		\$ 110.87	\$5,702,696		\$ 101.65	\$5,228,531
20 Bed Shell Space							3480	\$ 222.40	\$773,834	3480	\$ 222.40	\$773,834
Total Gross SF	47956			47956			51436			51436		
Total Estimated Cost			\$40,476,012			\$36,250,239			\$41,464,218			\$37,238,370



Option concept

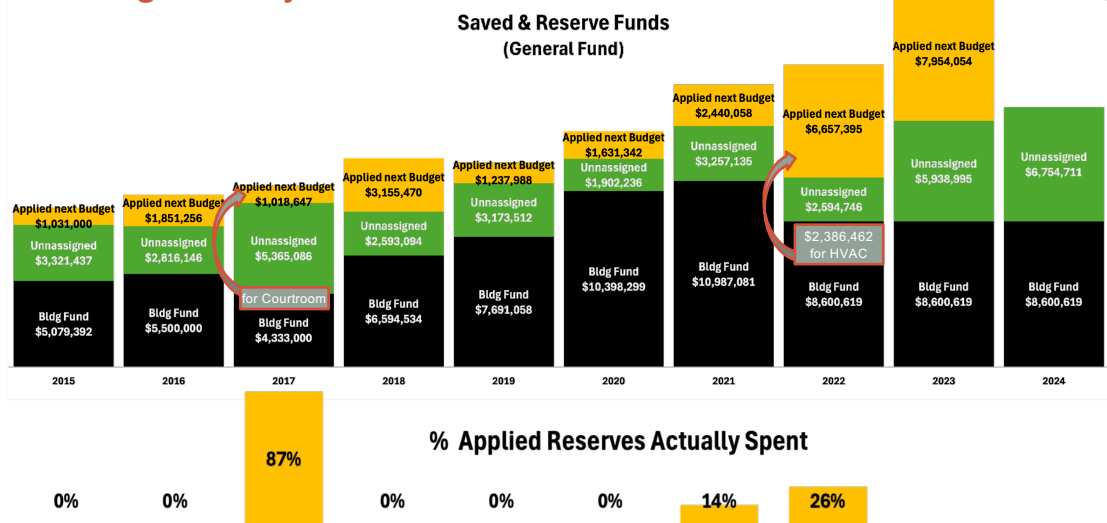


Option concept





Funding: County Trends



Funding

Option 2

- Cost: \$41,464,218
- Saved funds: \$8,600,619
- Minimum Bond: \$32,863,599

Option 3

- Cost: \$37,238,370
- Saved funds: \$8,600,619
- Minimum Bond: \$28,637,751



Risk & Opportunities

- **Risks**

- **Risk:** County Budget increase requires more reserve
- Mitigation: Reduce scope (20-bed shell space)
- **Risk:** Project over budget
- Mitigation: Reduce scope (20-bed shell space)
- **Risk:** 108 not enough
- Mitigation: 4-bed cells, 20 bed shell space, Incarceration alternatives

- **Opportunities**

- **Opportunity:** Project underbudget
- Action: Finish Sheriff space, Finish Shell Space



Ballot Language

SHALL CODINGTON COUNTY, SOUTH DAKOTA, ISSUE AND SELL ITS NEGOTIABLE GENERAL OBLIGATION BONDS IN A REGISTERED PRINCIPAL AMOUNT NOT EXCEEDING \$29,650,000, 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 A DETENTION CENTER AND SHERIFF'S DEPARTMENT.

SHALL THE ABOVE PROPOSITION BE APPROVED AND THE BONDS ISSUED?



Pre- Referendum Planning Schedule - DRAFT

TEGRA
— GROUP —

