

ALLEGAN COUNTY BOARD OF COMMISSIONERS

INDEX

AUGUST 19, 2010 SESSION

JOURNAL 59

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August 19, 2010 Work Session

**AUGUST 19, 2010 SESSION - INVOCATION, PLEDGE OF ALLEGIANCE, ROLL CALL**

1/ The Board of Commissioners of the County of Allegan, State of Michigan, met in the Commissioners' Room of the County Services Building in the Township of Allegan on August 19, 2010, at 9:30 A.M. in accordance with the motion for adjournment of July 15, 2010, and rules of this Board; Chairman Jones presiding.

The invocation was offered by District #2 Commissioner McNeal.

The County Clerk led the Board in the Pledge of Allegiance to the flag.

Upon roll call the following members answered as Commissioners for the respective Districts:

DIST #1	TERRY BURNS	DIST #7	DON BLACK
DIST #2	STEVE McNEAL	DIST #8	TOM JESSUP
DIST #3	PAUL VanECK	DIST #9	FRITZ SPREITZER
DIST #4	MARK DeYOUNG	DIST #10	JON CAMPBELL
DIST #5	DEAN KAPENGA	DIST #11	LARRY JONES
DIST #6	MAX THIELE		

**PUBLIC PARTICIPATION - COMMENTS**

2/ Chairman Jones opened the meeting to public participation and the following individuals offered comments:

1. Don Black asked to speak as a member of the public and read a statement regarding focusing on the truth, focusing on concepts rather than one another's personalities.

**JULY 1, 2010 AND JULY 15, 2010 SESSION MINUTES - ADOPTED AS DISTRIBUTED**

3/ Moved by Commissioner Thiele, seconded by Commissioner Spreitzer to adopt the minutes of the July 1, 2010 and July 15, 2010 sessions as distributed. Motion carried.

**AGENDA - ADOPTED AS DISTRIBUTED**

4/ Chairman Jones asked if there were any additions or changes to the agenda. No changes were offered.

Moved by Commissioner Thiele, seconded by Commissioner VanEck to adopt the changes to the meeting agenda as distributed. Motion carried.

**DISCUSSION:****RQAW & CCI, JAIL/COURTHOUSE DESIGN DEVELOPMENT PACKAGE**

5/ Joe Mrak, from RQAW, introduced Mark VanAllen from RQAW, and Jim Escamilla, and Juliana Garner from BYCE Consulting Engineers who will be making presentations later.

Mr. Mrak stated that today's meeting was Phase 3 of the 7 phase contract with his company. The charrette (phase 1) and schematic designs (phase 2) have been completed and in this phase, the details of the schematic design plans will be developed. He presented a brief description of what has been accomplished, gave a history of decisions made and the options chosen by the Board. At the May 6, 2010 meeting, Option 1 was selected for a total project cost of \$31,744,995. In addition to building 2 housing pods, this number provides infrastructure for future expansion.

Mark VanAllen addressed jail standards. The project has been designed to meet the stricter ACA standards and not just the current MI-DOC standards. They have met with the Michigan Department of Corrections to review the design development plans. There are three areas of important details for which the DOC made suggestions:

- Privacy screens for toilets in the holding cells
- Maximum security cells can't be constructed with double bunks
- Suggested constructing inmate worker cells across from kitchen/laundry

He stated that the Department of Corrections had no problems with 4-man cells, but he didn't discuss classifications or opening only one pod.

Site development includes removing some parking asphalt, expanding parking at the north end of the building and installing the sidewalk/fence work at the front of the building.

He addressed the differences in cost to construct a full service kitchen verses a "heat & serve" kitchen. The heat and serve kitchen reduces construction costs, but the full service kitchen would reduce the operating costs. He would recommend a full service kitchen be installed.

Jim Escamilla presented the mechanical and electrical systems summary. The plans include robust but economical heating and cooling and air handling, new plumbing, utility service upgrades for sewer and low flow water systems and fire prevention throughout the building. The electrical includes an upgrade to electrical service, emergency generators to power all but the air conditioning; LED site lighting and high efficiency interior lighting. The security systems include fully integrated PLC based system tied into the county system.

Joe Hoffman walked through the cost breakdowns for the various sections under the tabs (green book). The cost summary shows a \$756,000 reduction in costs from the May presentation.

Joe Mrak addressed the staffing and operational chart (slide 48) provides a breakdown showing the staffing needed; each column represents 32 more inmates to illustrate the staffing and operating budget for various levels of inmates housed. He noted that a more legible version of the chart can be provided by the Administrator. The figures show that while the full capacity is increased 253% with only a 43% increase in staffing and operational costs. He stated that 210/212 inmates is the break-even point. Allegan County is realizing a \$13 million savings compared to all new construction (this is because of the existing structure). The county paid \$10.00 per square foot for the

building and we are realizing \$90.00 per square foot savings by utilizing the existing building.

**FUTURE DIRECTION - Decisions to be made by next week:**

- Accept the design "as is".
- Pod size modifications, if any
- Number of pods to construct
- Should you include an inmate/worker dorm
- Kitchen decision

**BREAK - 10:00 A.M.**

6/ Upon reconvening at 10:12 A.M., the following Commissioners were present: Commissioner Burns, McNeal, VanEck, DeYoung, Kapenga, Thiele, Black, Jessup, Spreitzer, Campbell and Jones. Absent - None.

**CONCEPTUAL 250 BED UNIT**

7/ Mark VanAllen presented a conceptual plan for approximately 250 bed unit within the confines of this pod. The design shows "back to back" cells in the pod. While it would be possible to do this, it will decrease the overall master plan capacity from 800 beds to about 650 beds and would not maximize the use of the existing building but would result in a \$2 million savings over the previous design and doesn't include a cost estimate for building the 60 bed dormitory.

The conceptual plan for a potential inmate/worker dorm was presented. The dormitory plus building only 1 pod to start would make approximately 350 beds available.

If Commissioners have questions, they would appreciate having those questions by Monday in order to be able to respond by Tuesday.

**RECESS FOR LUNCH - RECONVENE/ROLL CALL**

8/ At 12:10 p.m., Chairman Jones declared a recess for lunch.

**R E C E S S**

Upon reconvening at 1:20 P.M., the following Commissioners were present: Commissioner Burns, McNeal, VanEck, DeYoung,

Kapenga, Thiele, Black, Jessup, Spreitzer, Campbell and Jones.

Absent - None.

**CITY SEWER - CITY PROPOSED SPLIT IN COST**

9/ Administrator Sarro addressed the improvements to the infrastructure needed before the Haworth property could be used for a jail. He has had dialog with the Allegan City Manager about the situation. The existing system cannot support the flow and the cost to increase the size of the tile would be approximately \$212,000 and is preferable to a lift station. The city has proposed a 25/75 split in cost of the improvement, with the County assuming 75% of the cost. Concerns were expressed about using our investment to upgrade the city's infrastructure to provide access to something we are going to have to pay for. Rob said that this is just the initial talk and asked for direction for future talks.

**SHERIFF'S OFFICE AND CORRECTIONS CENTER - BALLOT LANGUAGE**

10/ Moved by Commissioner Thiele, seconded by Commissioner VanEck to put ballot proposal language requesting additional millage to construct the Sheriff's Office and Corrections Center with infrastructure upgrades on the November Ballot. Motion carried by roll call vote: Yes - 6 votes. No - 5 votes. Absent - 0 votes.

Y	TERRY BURNS	N	DON BLACK
N	STEVE McNEAL	N	TOM JESSUP
Y	PAUL VanECK	N	FRITZ SPREITZER
Y	MARK DeYOUNG	Y	JON CAMPBELL
N	DEAN KAPENGA	Y	LARRY JONES
Y	MAX THIELE		

[The County Clerk was excused at 2:15 P.M. and Commissioner Campbell was excused at 2:17 P.M.]

**SHERIFF'S OFFICE AND CORRECTIONS CENTER MILLAGE PROPOSITION**

11/ Moved by Commissioner Thiele, seconded by Commissioner VanEck to adopt the following ballot language:

**SHERIFF'S OFFICE AND CORRECTIONS CENTER MILLAGE PROPOSITION**

Shall the County of Allegan levy a new millage not to exceed 0.394 of one mill (\$0.394 per \$1,000 of taxable value) against all property in the County for a period not to exceed 20 years, beginning with the levy to be made in 2010 through 2029, for the purpose of constructing and equipping a new Sheriff's Office and Corrections Center with related site improvements? The amount of revenue raised by the levy in 2010 is estimated to be \$1,604,385.

Motion carried by roll call vote: Yes - 7 votes. No - 3 votes. Absent - 1 vote.

- |   |              |   |                 |
|---|--------------|---|-----------------|
| Y | TERRY BURNS  | Y | DON BLACK       |
| N | STEVE McNEAL | N | TOM JESSUP      |
| Y | PAUL VanECK  | Y | FRITZ SPREITZER |
| Y | MARK DeYOUNG |   | JON CAMPBELL    |
| N | DEAN KAPENGA | Y | LARRY JONES     |
| Y | MAX THIELE   |   |                 |

**JAIL BED SPACE ALLOCATION AGREEMENT**

12/ Moved by Commissioner McNeal, seconded by Commissioner Burns to authorize the County Administrator to develop a jail bed space allocation agreement between the appropriate stakeholders.

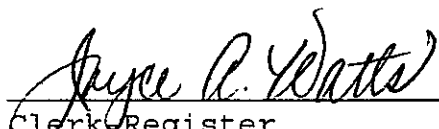
Motion carried by roll call vote: Yes - 9 votes. No - 1 vote. Absent - 1 vote.

**PUBLIC PARTICIPATION - NO COMMENTS**

13/ Chairman Jones opened the meeting to public participation and as there were no comments from the public, he declared the meeting closed to public participation.

**ADJOURNMENT UNTIL SEPTEMBER 3, 2010 AT 2:50 P.M.**

14/ There being no additional business to come before the board, Chairman Jones declared the meeting adjourned at 2:50 P.M.

  
Clerk-Register