
Jail & Law Enforcement Center

Nov 23, 2021

Jail/Law Enforcement Center Facility Committee

- Steven Waller, Chair
- Meghan McCauley
- Robert Fuller
- John Walker
- Gregory Huckabee
- Nate Welch
- Marty Gilbertson
- Howard Willson
- Richard Holland
- Sheriff Andy Howe
- Police Chief Matt Betzen
- Clay County Auditor Carri Crum

Charge Issued June 2021

- Identify a site for a Jail & Law Enforcement Center to serve Clay County and Vermillion with the potential for future facility expansion
 - Location must be in Vermillion
 - Adequately sized to serve primary missions for 50+ years

From Our Last Meeting...

- The jail is not completely closed
 - Inmates waiting for court hearing
 - Work-release inmates
 - Inmates likely to be released within 72 hours
- As jail is still being used in a very limited capacity, jail support staff are being utilized for on-site jail security and transportation

From Our Last Meeting...

- What would be the impact of legalization of marijuana on jail occupancy?
 - From Sheriff Howe on May 5, 2021
 - Confirmed Nov 17 as still representative of the current situation
 - In the previous 12 months, 29 people come into the jail with marijuana as one of their charges
 - 6 stayed longer than 1 day and of those 6, all but one had other issues to address besides the Marijuana Possession such as warrants or other charges against them
 - 23 people charged with marijuana possession were out within the day and most of them were out within a few hours.
 - One marijuana ingestion/possession person from Turner County stayed two days before being released on bond.

From Our Last Meeting...

- Who is currently in jail?
 - Data from the Sheriff's webpage on Nov. 18, 2021 @ 09:27 am
 - 5 – Serving sentences
 - 1 – Violation of protection order
 - 2 – Grand theft and other charges
 - 1 – Manslaughter
 - 1 – Violation of terms of probation
 - 2 – Ingestion of controlled drug/substance and other charges
 - 3 – Violation of bond

From Our Last Meeting...

- For sites where residential property will need to be purchased, can the house be moved?
 - Yes, if that site was selected, the County is not interested in the structure, only the land. However, the decision and responsibility to move a structure is left to the owner.

A Reminder

- Three sites are under current consideration
 - *National*
 - *Cherry*
 - *Cottage*
- Real estate (land and/or property) costs are likely reliable
- Site preparation costs are not as reliable

Evaluation Criteria – Slide 1

- Room for future facility expansion
- Estimated cost to acquire the site
- Factors associated with purchase the site
- Cost and effort to develop site for facility construction
- Potential to expand on site in future
- Cost and effort possibly required to expand on site in future
- Operational Convenience - Sheriff Department opinion of site
- Operational Convenience - Police Department opinion of site
- Convenient access by public to site
- Convenient access to court
- Convenient access by court services
- Impact on neighboring land
- Sufficient buffers to minimize visual and auditory impacts of facility

Evaluation Criteria – Slide 2

- Traffic safety
- Sufficient space for required setbacks and internal and perimeter security barriers for community safety
- Removal of land from tax rolls
- Perimeter and access roads
- Parking for site staff
- Parking for public
- Service area availability
- Fire Department Ease of Access
- Emergency egress/refuge area
- Adequate space for support elements
- Impact on staffing levels

Evaluation Criteria

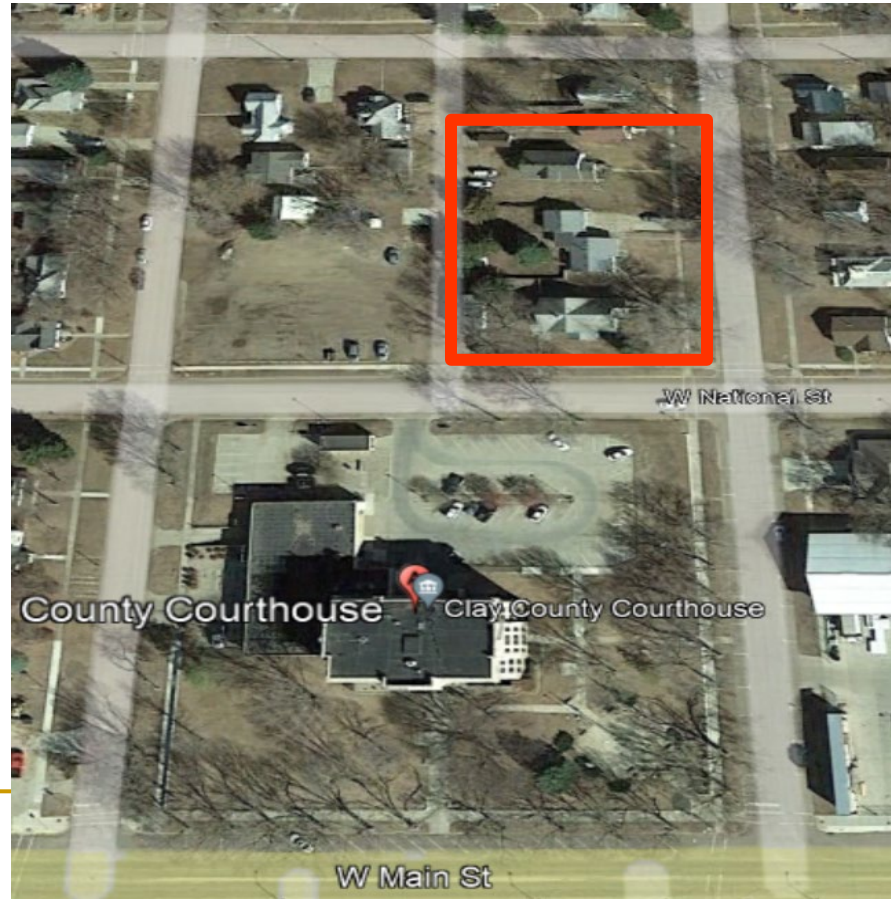
- Full PDF of the current evaluation criteria for the three sites can be found on the Facility Planning Committee website located on the Clay County website (www.claycountysd.org)
- Evaluation criteria is not ranked or weighted as all criteria are important!

What We Know!

- All three sites should work for the new Jail and Law Enforcement Center building site
- Two of the sites involve multiple owners making land acquisition and evaluation complicated
- Two of the sites have multiple configurations possible depending on what property(ies) are purchased

National Street Site

- Requires at least three additional lots for the facility
- Requires closure of National Street
- Requires closure of alley between National and Cedar



National Street Site - Draft

DOWNTOWN SITE OPTION



National Street Site - Costs

DOWNTOWN SITE OPTION



- Three residential properties expected to cost approximately \$630,000
- Contractor estimate to clear and prepare sites is \$45,000 to \$60,000
- Site utility relocation costs are projected to be in excess of \$400,000
 - Electrical main supplying Courthouse (~\$75,000 -100,000)
 - Gas line from National to Courthouse and the alley between National and Cedar (\$400,000 and up)
- Costs to vacate National St is unknown

National Street Site

- Future potential to expand
 - Additional residential purchases may be desired, likely to be expensive. Vertical expansion (second floor option) is possible
- Operational convenience - Sheriff
 - “Close to court and courthouse for inmate transport and response to courthouse incidents. Response to any incident requires travel through neighborhoods, downtown or residential streets. Currently operating that way but is not ideal.”

National Street Site

- Operational convenience – Police
 - “This site is close to City Hall and downtown. Access to the building is on narrower residential streets. Closing National to build the new building would limit access to two sides, which is a slight downgrade from the existing site. Parking is currently tight during business hours and the different concept plans do not have a good solution for future parking. Future expansion needs for the Police Department would likely require vertical expansion as the area is developed.”
- Traffic and neighborhood
 - Closing of National Street may affect traffic patterns. New facility will be surrounded on three sides by residential area

National Street Site

■ Fire department

- “This location is landlocked on the south with the current facility and to the north by houses. High Street, on the east and Washington Street on the west, would provide street access to a new facility. Building configuration and placement as well as the amount of land purchased to the north impacts the ability to fight a fire in this facility and the current courthouse. The current courthouse has no fire alarm system or sprinkler system to allow for alerting and fire containment in the event of a fire. Placement and access of vehicles and firefighting personnel is essential with this building as with every minute that passes, fire doubles in size. The current public safety center/jail has a fire alarm system in it to alert personnel on site of a fire but does not have a sprinkler system in place for fire containment. The new facility, if built on this site, must be built to meet current fire code. The current courthouse and public safety center/jail would not need to be updated unless renovations are conducted in those facilities. The new facility could potentially impact placement of firefighting vehicles for close access to the courthouse depending on how it is built. This is also true of the new facility. The water infrastructure around the area of this potential site is good, but it is in an older part of town which means the piping is also older. There is sufficient water supply for firefighting capabilities.”

National Street Site

- Parking
 - Parking behind the Courthouse would be replaced by parking along High Street at the new facility. This is a considerable distance from courthouse and be a concern regarding ADA access to Courthouse.
- Construction
 - Tight footprint of facility means required setbacks, visual and auditory buffers, and security barriers will need to be carefully addressed

DOWNTOWN SITE OPTION



Cherry Street Site



Site preparation costs are expected to be quite low

Cherry Street Site - Option All



Cherry Street Site - Option East



Cherry Street Site - Option West



Cherry Street Site - Draft



This overlay image shows building with east orientation (Site Option 2). West orientation (Site Option 3) would allow for access to Stanford Street/Hwy 19.

Cherry Street Site

- Future potential to expand
 - All purchase options provide land for future expansion, vertical expansion (second floor) is possible.
- Operational convenience – Sheriff
 - “Very accessible and easy to give directions to. Has little impact on neighboring property but close to Cherry St. businesses. Rapid response capability to in town and rural calls. Room for growth if the community grows and the jail population increases.”

Cherry Street Site

- Operational convenience – Police
 - “This site potentially offers access off both Cherry and Stanford, both of which are significant throughfares, and allow for quick emergent response if a unit needs to respond from the station. The location is easy to locate. Parking and space issues are easier to address on this location than the other two locations being considered. Future expansion needs for the Police Department could be done by adding onto the building without going up since the area is not developed.”
- Traffic and neighborhood
 - Limited impact expected on traffic and limited adjacency to residential area. Does potentially increase traffic near community bike/walking path

Cherry Street Site

- Fire Department

- “This location is an open piece of ground. The water infrastructure around the area is very good with newer plastic water mains. These are more than sufficient for firefighting at the potential facility. The facility being built on open ground allows a blank slate and ease of compliance with fire codes and regulations and the ability to reach all sides of the building in the event of a fire. ”

Cottage Avenue Site



Cottage Avenue Site - Draft



- Public entrance from Cottage
- Inmate entrance from Duke
- Staff and service entrance from Cherry

Cottage Avenue Site - Costs



**Estimated
cost for this
site is up to
\$1,325,000 for
property**

Cottage Avenue Site

- Future potential to expand
 - Requires additional commercial purchases, likely to be expensive. Vertical expansion (second floor) is possible.
- Operational convenience – Sheriff
 - “Very central and accessible in town. On a main road through town and easy to provide directions to. Close to Fire station for sharing of resources. Close to businesses we use often such as Davis Pharmacy, Ace Hardware, HyVee, and Pizza Ranch. It has city street accessibility on 3 sides. Rapid response capability to in town and rural calls.”

Cottage Avenue Site

- Operational convenience – Police
 - “This site potentially offers access via Cottage and Duke. The site would be immediately adjacent to the existing Fire/Ems station, which would make sharing resources easier. The site is centrally located and closer to the high response areas we currently serve (Trailer Courts off Duke Street). The site is much closer to the University allowing for quicker mutual support with the University Police Department. Future expansion to meet Police Department needs would like have to be vertical as the area is developed.”
- Traffic and neighborhood
 - Near major intersection of Dakota and Cherry and could increase traffic in that area, residential area adjacent to the north and east.

Cottage Avenue Site

■ Fire department

- “This location is an open piece of ground. The water infrastructure around that area is very good with newer plastic water mains. These are more than sufficient for firefighting at the potential facility. The facility being built on open ground allows a blank slate and ease of compliance with fire codes and regulations and the ability to reach all sides of the building in the event of a fire.”

Cost Summary

	Property Costs	Site Prep Costs	Total Costs (Cost per sq ft)
National	\$630,000	\$445,000+	\$1,075,000 (\$32.02)
Cherry 1 (all)	\$1,856,721	-	\$1,856,721 (\$3)
Cherry 2 (east 6.8 acres)	\$1,081,338	-	\$1,081,338 (\$3.65)
Cherry 3 (west 7.2 acres)	\$1,290,600	-	\$1,290,600 (\$4)
Cottage	\$1,325,000	\$100,000 to \$200,000	\$1,535,000 (\$8.72)

Final Thoughts

- Cost estimates for the construction of the new Jail/Law Enforcement Center will be determined once the site is selected by the Clay County Board of Commissioners.

Is Now The Time To Build?

- Bond interest rates remain low
- Inflation forecast for construction in 2022 is estimated at 4.5% for commercial buildings and 7% for residential
 - Five-year rate is 4.4% commercial and over 5% residential
- Steel prices remain a concern as supply is struggling to keep up with demand
 - Steel costs are 9% to 10% of a commercial building's costs