STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, JUNE 15, 2017
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, June 15, 2017, with nine members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 5:16 p.m.); Murguia, Commissioner Third District (arrived at 5:05 p.m.); Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Holland, Mayor/CEO, presiding. McKiernan, Commissioner Second District; and Philbrook, Commissioner Eighth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Gordon Criswell, Melissa Mundt and Joe Connor; Assistant County Administrators; Bridgette Cobbins, Unified Government Clerk; Jeff Fisher, Executive Director of Public Works; Don Ash, Sheriff; Mike Tobin, Deputy Director of Public Works; Judge York, Brenda Leiker, Community Corrections; Debbie Jonscher, Deputy Finance Director; Reginald Lindsey, Budget Manager; John Kelly, Deputy Director of Building & Logistics; Terri Broadus, Juvenile Administration; and Shaya Patrick, Mayoral Aide; and Officer David Weaver, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Johnson, Kane, Markley, Walters, Bynum, Walker, Holland.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, June 15, 2017, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building for a presentation regarding the Juvenile Center project. Immediately following will be an executive session regarding labor, litigation and land acquisition.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in

such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Holland said I will note I had a call from Commissioner Philbrook that she is sick this evening and not able to come in.

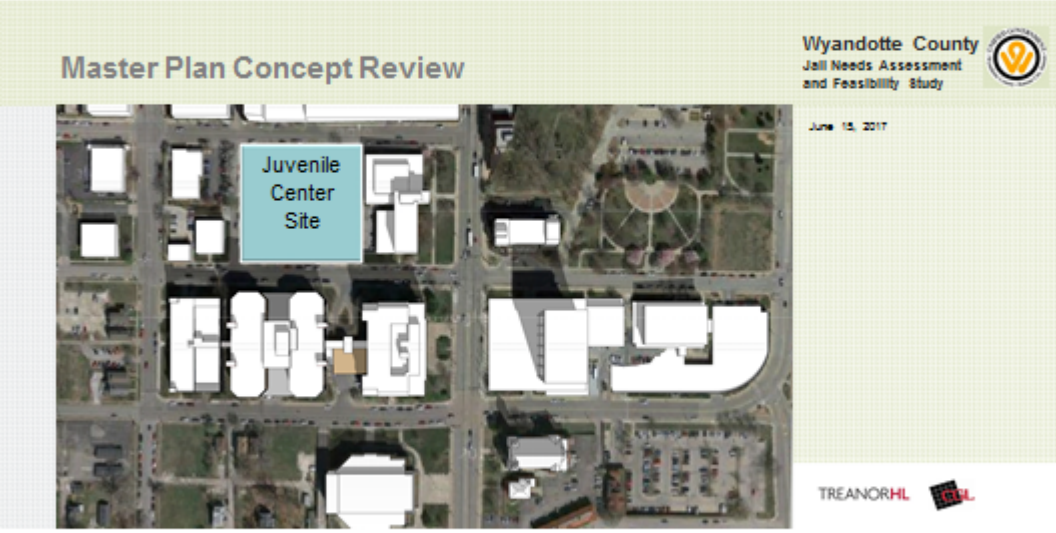
Doug Bach, County Administrator, said tonight we're here to talk about a project that we authorized through our budget process to move forward with this year. 2017 was really meant to be the year to go through and design work for our Juvenile Center. This is one that's laid out so there has been some planning that has taken place. Tonight our intent is to come in and show you how it has been designed, what work we're looking at and also to review the cost. I will say as we've dug into it there are some revised numbers so I want to make sure those are clear to you tonight as we go through this and if everything is good, we will be proposing that as part of the Capital Budget and making that whole. Also, an added component is we start looking at future phases of legacy within many of our county buildings and they are going to cover that this evening.

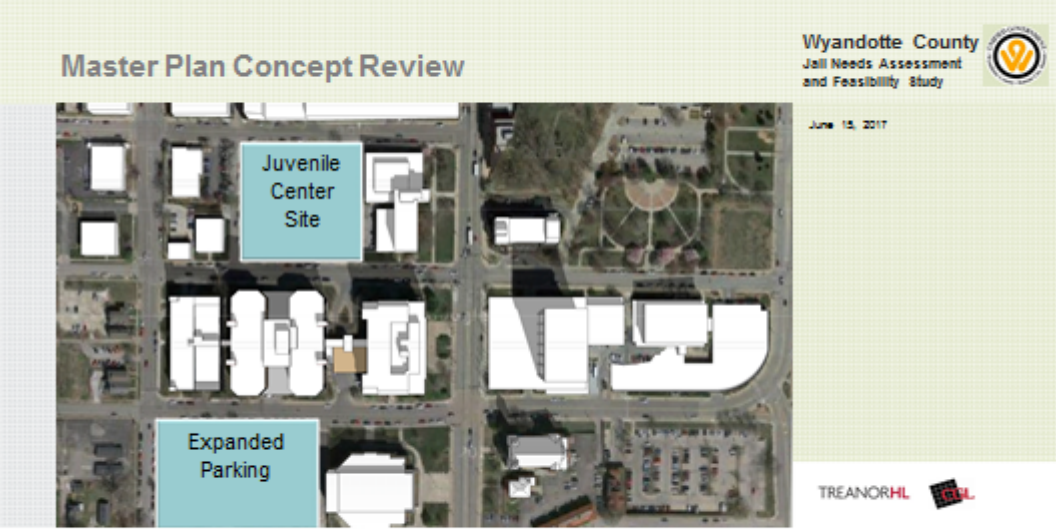
Jeff Fisher, Executive Director of Public Works, said I think I'll start by introducing the project team; John Kelly, Building & Logistics Division; Mike Tobin, Deputy Director of Public Works; myself; Sheriff Ash and his team; Debbie Jonscher of Finance; and Dan Rowe, Architect and soon to be an identified construction partner. **Mayor Holland** said can I also acknowledge Judge York is here this evening.

Mr. Fisher said a design will begin very soon. We expect a construction partner to be onboard in August. Construction might start as early as November this year to be complete in late 2018 or early 2019. We met with the stakeholders a few times, the Judges, the DA and all the staff. They were very helpful. We believe we have the right scope now and I'm going to let Dan Rowe go through the presentation and highlight that scope for you.

Dan Rowe, Treanor Architects, said we've been working for the past few months getting towards a solution. What we would like to start with, however, it's best to kind of refresh what was approved and the origins of this to orient you to the site plan. This is the jail building, the Historic Courts building, the City Hall building, the Court Service building and it goes by a lot of names, 812, we're going to call it Court Service building this evening and the Memorial Hall building so you should be familiar and oriented.

As you may recall this started with a study of the adult jail capacity and trying to ensure that we had the best capabilities to take care of our inmates in the adult facility.


Master Plan Concept Review
Wyandotte County
Jail Needs Assessment
and Feasibility Study
June 15, 2017
Juvenile
Center
Site
TREANORHL


Master Plan Concept Review
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June 15, 2017
Juvenile
Center
Site
Expanded
Parking
TREANORHL

The current juvenile facility is located in a wing of the adult facility which is an inappropriate way in which to house juveniles. As we looked at that we studied ways in which to improve the capacity of your existing facilities without adding on and determined that the best course of action was to construct a juvenile facility and by removing that allow the adult facility to have capacity so that's the impedes for this. From that study it was determined that a Juvenile Center site immediately across the street to the north would be the most logical condition. At that time what was proposed was a Juvenile Center of 48 beds which was the need at the time in 2015 when we presented this as well as expanded parking south of the Memorial Hall so that was the dollar figure that was approved, Detention only for 48 beds in Juvenile and then the expanded parking so that was the dollar figure that was presented and that was the program at the time.

One of the questions that came out of that initial study was is this the most appropriate site for the Juvenile Center. You may recall there were two or three sites downtown remotely that were studied. The idea behind this site was to ensure that as the County Unified Government expanded their services that this created and fit into a campus concept and the ability to expand the other services without having to backup and find that this building maybe wasn't in the best location.

What we studied with the folks at Carter Goble was a phasing concept of how you might begin to expand your facilities as need may grow in the future to ensure that this building wouldn't have to be removed or replaced or be in an awkward position. Again, to orient you, the City Hall, the Historic Courts, the Jail, current entry here and the Court Service building.

This is the site for the Juvenile Service building but then what we looked at was that the 812 Court Service building has a lot of juvenile and adult mixed services there, both courts and community corrections court services. We looked at where we could consolidate as much as possible all like services for judicial purposes. One of the ways is your current fourth and fifth floor of the Historic Courts are vastly unused. One of those floors is unused and is the old jail. The other one has just a small corner of it being used so it's got a light well in the middle so it has a bit of a donut shape.

What we studied is could the office spaces from the Court Service building be located into that space appropriately so the detail of our report indicates that yes, there is adequate room to take care of that.

Additionally, you have the Treasury and the Register of Deeds still located in this facility which is not judicial functions. Logically you would want to see if it's possible to locate judicial functions all in one place for kind of one-stop shopping for your customer, the public. Those two spaces would actually be located appropriately for public service to be able to be used for courts so there are currently two court rooms over in the Court Service building that could be relocated to this location in the future that would allow this building then to not have to be in service. You could either renovate it for other purposes but it would consolidate all the judicial functions into this facility.

If then as you grew, you could create a single point of entry for all public access. That single point of entry could allow then for all court and juvenile. That would close the street in the future if in fact this option were taken. This is not part of this particular project. This is to ensure that as you grew one can accommodate future needs.

Phase 4 – Renovate or Remove 812 Building

Wyandotte County
Jail Needs Assessment
and Feasibility Study

Phase 4
- Remove or Renovate 812 Building
- Possible Plaza, Courtyard or Parking

TREANORHL

Phase 5 – New Courts/County Building

Wyandotte County
Jail Needs Assessment
and Feasibility Study

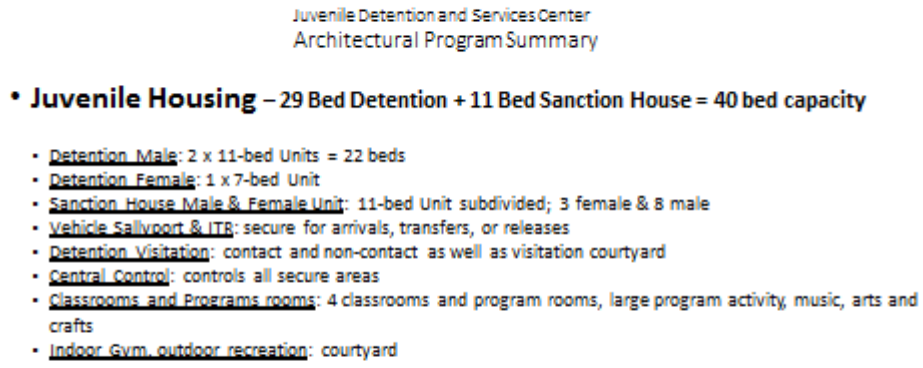
Phase 5
- Build New courts or Office Building

TREANORHL

From there the Court Service building could be either renovated or reused or be removed and have a new court as additional courts may be needed. This is maybe 10, 15, 20 years down the road. What we're trying to indicate is that you can create a County Complex of judicial functions with a singular point of public entry which would reduce your cost of security control and have all of those like functions. You could have as well the Municipal Court which currently is over in City Hall be located there as well as a jury assembly space which is currently underserved.

What we determined from the phasing was in fact things would work well to stay in this area and the juvenile services which would tie into that would be able to be a good fit for this.

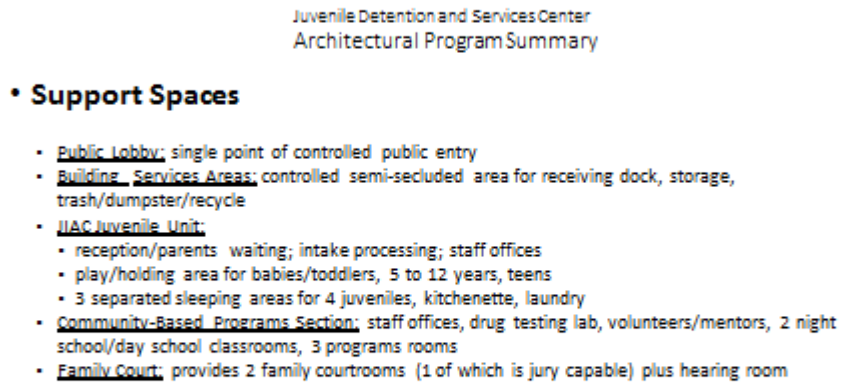
I would like to talk to you about the solutions that we are coming up with for the Juvenile Services building.



One of things we recognize is that your juvenile numbers have slowed. That's a great thing. It's due in part to a lot of indicators nationwide where we're seeing a lot of juvenile programs work. There is a State initiative to remove kids from Detention which is another good aspect. What it

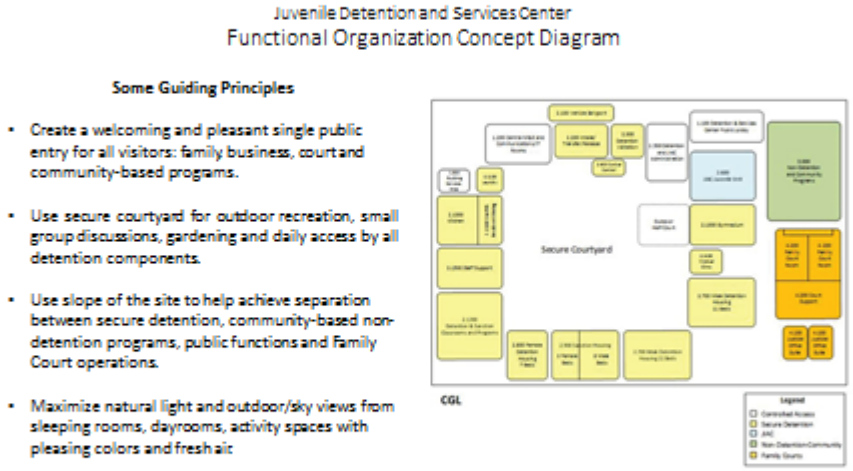
means is that you don't need 48 beds in Juvenile Detention today. There is a prospect those numbers could go back up if the State's program initiatives don't work as well so 5, 10 years down the road you have to be ready and flexible to adjust to those numbers. What we recognize is that we have the ability then to reduce the number of Detention beds. In studying with Terry and the Sheriff and the staff we recognize that 29 beds of Detention which is two 11-bed units for male and one 7-bed unit for female would probably adequately for the next 10 years be able to take care of your juvenile detention numbers.

What was also talked about is the idea of a Sanction House. Right now if the juvenile comes with a probationary issue, the judges don't really have a location for them so one of the things a Sanction House does is for post adjudicated kids to be able to have a place to stay in the community and then give the judge options for keeping the kids in the community. That Sanction House could also work as overflow detention space so; again, as your detention numbers fluctuate you can have options there. You end up with a total of a 40-bed capacity on the Detention side. Obviously, it has the other aspects of Detention of central control and Detention visitation. Remember, that each one of these kids are still being educated so there are classrooms, there are program spaces for these kids in Detention.

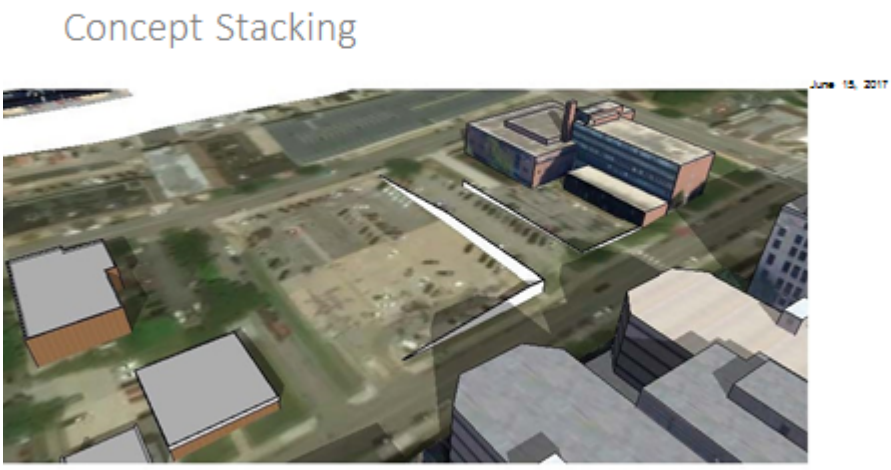


In doing so what we recognized is that reduction in the Detention capacity gave us room within the building to logically bring some services to it. One of those is the non-Detention community based programs. These are the program initiatives that will continue to reduce your detention numbers so these are kids that are not in detention, but either are at-risk or in some type of program in lieu of detention, day school and a lot of other types of programs that don't currently exist that are going to be served so your numbers of detention kids can stay down. Again, the idea of reducing the number of kids in detention is the objective.

The other thing we recognized is that the connection link to that Court Services building was also to provide a secure connection link for a juvenile who is in detention to be able to be transferred to court security without going outside or without being put in a car. What we recognized is for the cost of that link that the family courtrooms, two courtrooms plus a hearing room could be included into this program. It is one of the ways in which we are increasing the budget but it does put all the juvenile services from the family courts, the court services and the community corrections into this building so all juvenile services now will be a one-stop shop for the public. The public will come in a single point of entry.



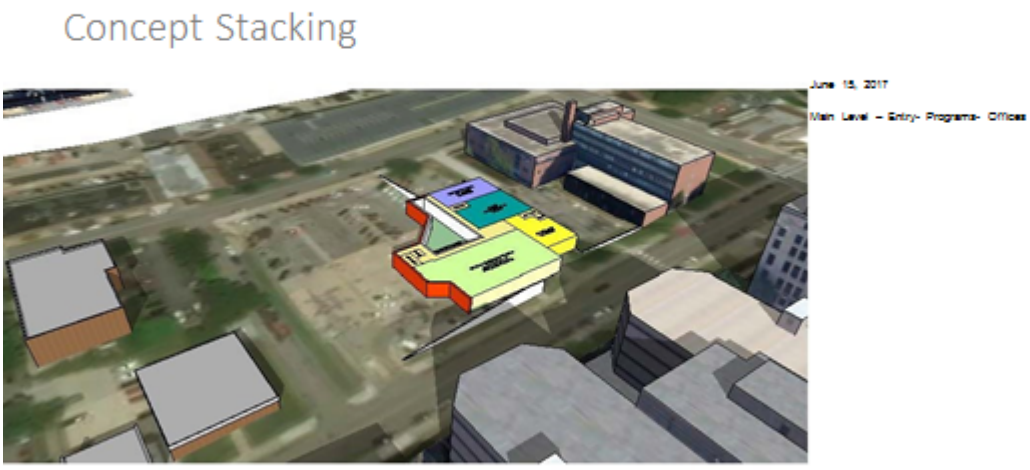
We then looked to recognize some guiding principles about how we put these spaces together. We have secured spaces and non-secured spaces. I'm not going to get too much into this but we have been working diligently with the Sheriff, his staff, the judges, Court Services, Community Corrections to ensure that we have the right spaces securely positioned to work well together and those spaces that are outside of that secured area to work well together.



This is the site. Again, I am going to orient you. This is the jail, this is the Court Services 812 building, the Historic Courts are right here so this is the site. Right now this site actually slopes heavily. You all are very familiar with it but it slopes down from this being the high point down about 25 feet down to this end. It slopes back up about 5 feet there and another 10 feet back up so it's kind of a lopsided table effect on the site so it's a little bit of a challenging site but we're going to use that to our advantage.

Concept Stacking

We believe that the lower level would be primarily the detention aspects so the current layout would have a vehicular sally port here for secured delivery and for arresting officers. The yellow is the Detention Housing; the blue is the Sanction Housing. We organized this around an outdoor courtyard. Remember these juveniles still need outdoor space and some juveniles can be here for a substantial amount of time so if you can imagine your kid and raising kids at 4:00 if they didn't get some outdoor time to run around, their energy level becomes a maintenance issue for you as a parent, it becomes a maintenance issue for people administrating a Detention facility. It has classrooms, programs and school areas here so all organized around the yellow which is a circulation ring.

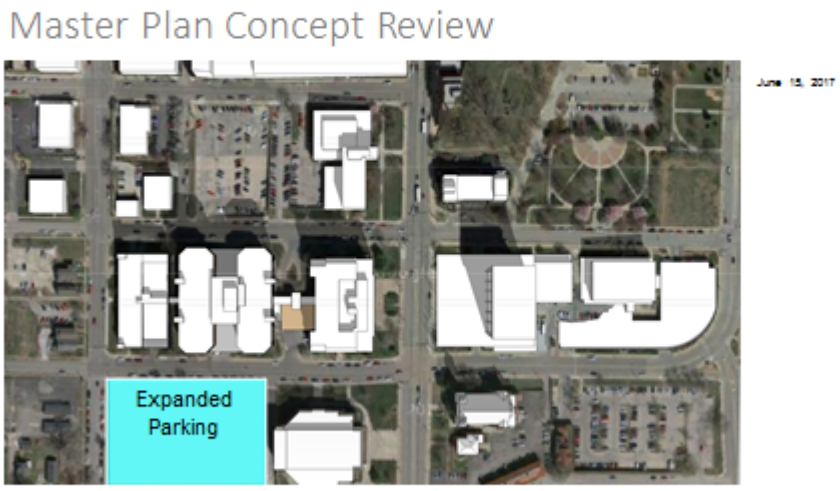


On the main level above that detention level is the front entry. The yellow is the lobby. We will then have the non-detention programs so there will be a lot of kids showing up going into the main entry and using these program spaces directly so there will be a sub-lobby to immediately have those kids kind of go through a process to be checked in into that school. The rest of that first floor will simply be offices as well as the JIAC which is the Juvenile Intake Assessment Center. There is also as part of that what's called CINC, Child In Need of Care. Many times if parents are arrested for meth lab for instance, if there are children involved those children still have to be taken care of while they're being transferred to a State handling. So Child In Need of Care cases are actually more prevalent than what they used to be and, therefore, there is a Child In Need of Care sleeping area because many times those arrests are made at 2:00 in the morning so we will have those types of accommodations.

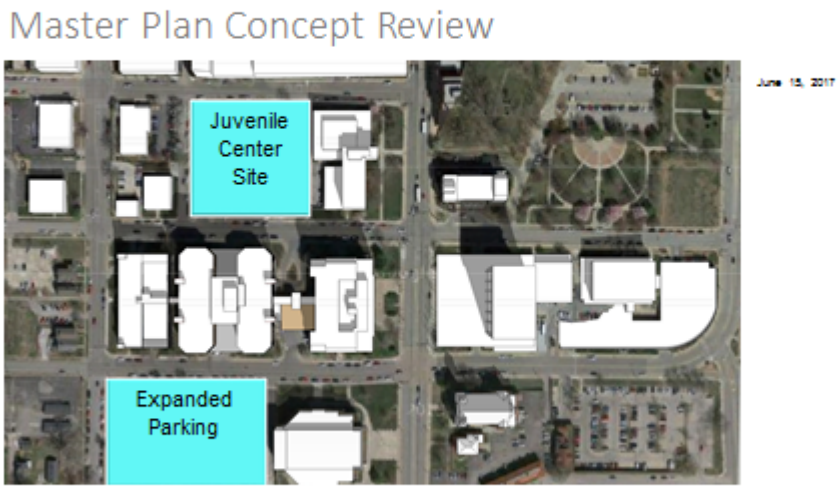
Stacking above that is the family courts and judiciary spaces.

What we have is actually three levels. We have an outdoor courtyard for the kids who are in the non-detention programs, in and outdoor courtyards for the kids who are detention programs. We will screen those courtyards so they won't be seen from any building. We will screen those courtyards to prevent something from being thrown into them. There will be a net type situation. You will not see the net or any of the screening that looks like razor wire or anything of the sorts from the street level at all. We will do it through building components.

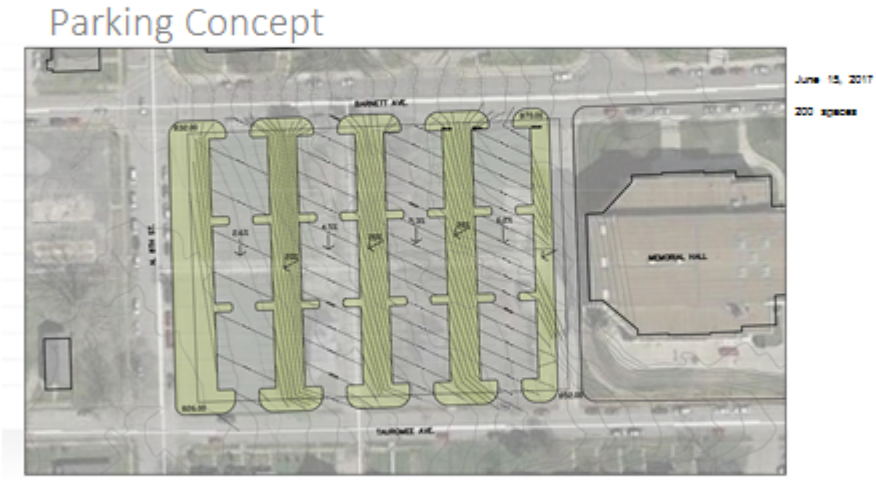
One of the things to recognize is parking. Parking is always at issue. It is an issue with this site. This site has 168 parking spaces in the immediate site where this building will be located. It also has 24 spaces between that site and the Court Services building.



Those 24 spaces will be able to be kept so we're displacing 168 spaces and, therefore, what we're recognizing is that the parking that we're anticipating will be an expanded parking down in this location. We also recognize that parking expansion needs to occur before the construction of this building so that those 168 spaces don't go in limbo during construction. John and I are working out a sequencing of events.

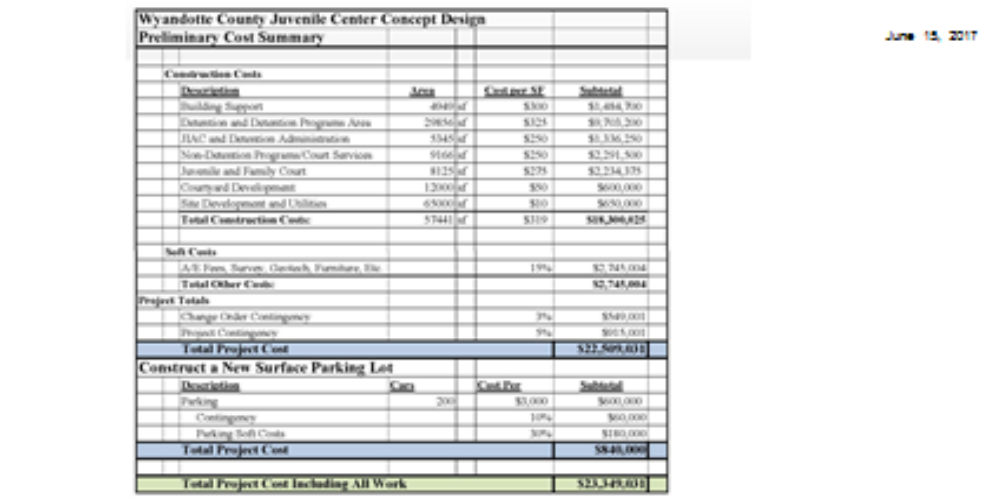


Those properties are not fully yet owned by the Unified Government so that's in process but the parking expansion would then allow the second piece to happen which would be the Juvenile Center construction.



That parking that is going to go behind Memorial Hall actually has a capacity of about 200 spaces so while the project isn't intended to net increase and solve all of your parking problems; I think your parking problems will continue to evolve as you solve the County's long-term issues. It will increase the capacity of parking by about 40 spaces. It is an improvement to parking in the end result.

Cost Estimate



Wyandotte County Juvenile Center Concept Design
Preliminary Cost Summary

June 15, 2017

Construction Costs

Description	Area	Cost per SF	Subtotal
Building Support	4949 sf	$300	$1,484,700
Detention and Detention Programs Area	29856 sf	$325	$9,703,200
JIAC and Detention Administration	5345 sf	$250	$1,336,250
Non-Detention Programs/Court Services	9166 sf	$250	$2,291,500
Juvenile and Family Court	8125 sf	$275	$2,234,375
Courtyard Development	12000 sf	$50	$600,000
Site Development and Utilities	65000 sf	$10	$650,000
Total Construction Costs:	57441 sf	$319	**$18,300,025**

Soft Costs

A/E Fees, Survey, Geotech, Furniture, Etc		15%	$2,745,004
Total Other Costs:			**$2,745,004**

Project Totals

Change Order Contingency		3%	$549,001
Project Contingency		5%	$915,001
Total Project Cost			**$22,509,031**

Construct a New Surface Parking Lot

Description	Cars	Cost Per	Subtotal
Parking	200	$3,000	$600,000
Contingency		10%	$60,000
Parking Soft Costs		30%	$180,000
Total Project Cost			**$840,000**

Total Project Cost Including All Work	**$23,349,031**

Lastly the costs; we have gone down in the number of inmates for juvenile capacity from 48 down to 40. We used some of that savings to accommodate the courts, Community Corrections and the Court Services but the net increase in those spaces drove the cost to what we estimate to be at $23,349,000 right now and that does include the construction of the parking as well.

With that I will hopefully address any questions you might have or go back through any information that maybe I covered too quickly.

Mr. Bach said one thing that I will clarify, Mayor, too with this project as we presented it really as a result of the efficiencies from Sheriff Ash and Facilities who we're working with over in that facility we were able to save money within the County budget which is enabling us to move forward with this project without any kind of tax increase or special bond issue. As you look across the state or other communities when you see County projects, County Courthouses, Jails like that done; those are always special bond issues that are done to increase tax rates or have dedicated mills. We are building this from within what is the current existing County budget by those savings that we're getting back through detention operations that have come from what the Sheriff has put together and the double bunking operations. We're having to spend some other monies on the units and stuff to make sure we will continue to house that and have personnel available but that enables us to issue the debt over the time period and be able to fund it from within that what we're projecting at this time.

Mayor Holland said I'm really excited about this project on a couple of levels. One, our kids should not be in a prison. That putting the youth in there was an afterthought. It was not what was intended. It's noncompliant so we have to move them out and it gives us a lot of flexibility back in our jail for adult housing and the improvements that we're making in that we're already underway with about $7M, is that right, in improvements to the jail now; really maintenance, elevators, roof, things that are not very exciting until they don't work, air-conditioning. I think this facility is a big step forward for us.

The other piece is, if we're going to break this cycle of crime and poverty at a young age, we need to get kids into a facility that is focused entirely on rehabilitation. There are only a handful of kids that belong in prison long-term and there are some angriest offenders who are going to have to be in a locked down facility for a long time. The vast majority of our kids need to have an opportunity to turn themselves around and I think this facility focused on rehabilitation will be much, much better for our kids and ultimately for the long term success of our community. We can't just throw our kids away. We've got to give them an opportunity to turn it around and providing the wraparound services for the families that they need so the families can be successful because the majority of our kids who end up here are having troubles at home. If we can help the home environment with these wraparound services built into this, I very much like the one-stop shop for all juvenile services. I like the courts there. I like all the family services there, the Children In Need of Care. You know if a kid comes in at 2:00 in the morning the scramble to drop them off somewhere, I mean this is a big improvement to make sure the kids feel safe and have an opportunity. This is big.

I like that it gives us an opportunity to look at a single judicial complex down the road. The Court Services building ultimately needs to be torn down though I know there are some architectures that are saying no, that model is going to come back in a few years, maybe; I'm not seeing it soon, but maybe.

The other thing that is an outgrowth of this that is a benefit that's just built into this; parking for Memorial Hall. We have not been able to leverage the use of Memorial Hall the way we need to forever and 200 parking spaces behind Memorial Hall is going to make that facility much more usable in evenings and weekends. It's going to become an event space again. We need that parking to make that happen. The benefit for the daytime use of UG employees and visitors to our judicial center to be able to use this parking, but the ancillary benefit of being able

to leverage it for our Memorial Hall to make it an event space again. There are a lot of wins in this program. Sheriff, I know you have been instrumental in this and I appreciate your leadership in getting this to where we are.

Sheriff Don Ash said if I could just highlight a couple of things and this is one of them right here; right now this parking lot is dead space most of the time. It gets used Monday through Friday from 8:00 to 5:00. It doesn't get used on the weekends, maybe two or three Unified Government cars that get left in there are on the weekends. By switching that space out for the new parking area you get dual use out of that. Our employees can park there during the day and as the Mayor has already pointed out, you can use it in the evenings and on the weekends so you're going to get dual purpose. You're going to get much better flexibility in the parking by switching that.

Number two, does anybody think the Court House is going away, the Court House building is coming down some day short of the nuclear holocaust or something like that, it's not. Once again, we have two floors that are not being used so the concept idea in the jail is to maximize use of this space, not build a new jail with more beds and more capacity. Let's maximize what we have. Same way with the Courthouse, let's maximize what we have in a much lower cost than building something new.

When we put the Juvenile Center there and we moved about 40 or so employees from the Juvenile Detention Center other than that with the Courts and the Court Services and all of those people is probably around another 100 employees we're talking about collating over there, I thought I read a number that it would be about 165 total employees of which probably 40 of them are from the current juvenile people. JAIC and all the other people we would have already scaled down the workforce in that building so it sits at—you know you have fewer people to relocate when you get ready to do something there. That's additional efficiency there and then once again, the Mayor highlighted having one place for the Police, the Courts, the Department of Children & Families and everybody that deals with the issues of youths to go to is once again more efficient than them having to go here and then over here to the court and then maybe upstairs, up here or somewhere else. We will have the capacity to handle it all right there effectively and efficiently. I just wanted to highlight those additional efficiencies to make sure you didn't miss them.

Mayor Holland said I also have a question. Have we recently improved that parking lot we're going to tear up? Are we going to be losing an asset there? **Mike Tobin, Deputy Director of Public Works,** said no, we haven't done anything to that parking lot. **Mayor Holland** said is it all gravel yet, it's headed there. It's headed to all gravel so this is a long neglected parking lot anyway.

Commissioner Bynum said the new parking; would it have the possibility of also serving for jury parking? **Mr. Bach** said yes. Actually I think one of the concepts we have since you look at the overall map it shows the overall site view. Since the Security Bank Building sits to the north where the parking lot which is Lot D for our reference, probably with the new Juvenile Center we will probably have the employees move in there which currently we hold about 200-250 spaces a week for Monday for our jurors to come in and report in and being able to use that parking. As the Sheriff pointed out, a lot of dead space associated with it, we will probably convert juror parking over more to the Memorial Hall area, put our employees in Lot D north of the site that are going to the Juvenile Center so all the employees that are working in that site or whatever, they will have easier access of just crossing the street to come in into it. Jurors could potentially walk a little bit further but that's once a week and once every however many years or something for somebody that's coming in from that perspective, but we do allow for the parking to come and the dual purpose of being with the other facility. It's more likely the juror parking will move over to the Memorial Hall area.

Commissioner Johnson said the Phase 1 is the proposed $23M. Any, I don't know, guestimate net present value of what the Phase 2 or Phase 3 we might be looking at? **Mr. Rowe** said we have not studied that in any detail because we don't know yet the full program. What we do recognize is that the Unified Government about eight years ago had issued an RFQ for the fourth and fifth floors and at that time it was budgeted at $8M. With the courts down below you would be in the $10M range or so for Phase 2. We have not put any real numbers to Phase 3, 4, 5 because until you know whether it includes Municipal Court, does it include the jury; it's really difficult to understand this size.

Mayor Holland said the other thing I think we need—that Courthouse which is probably our best piece of architecture in the entire community; that and Memorial Hall are gems. Of course, City Hall everyone just loves how beautiful City Hall is, but those two are going to be in our inventory forever. They're great historic pieces of architecture; those costs are terrifying of what's hidden behind each wall in terms of electrical, plumbing, HVAC. Those are hard to do and to do them architecturally well is difficult but there are also great buildings that should be used and we should have people in them. There is an opportunity to look at the offices of the DA which are over in the jail on the bottom floor, not optimally located themselves and that's more space if we could free up for the jail could bring in some light bunking opportunities. I think you had mentioned that, that we could do something with more dormitory style for minimum security offenders that a lot of the places we farm people out to actually use so there is an additional usage in the jail for that. This really gives us an opportunity to be smart about what Phases 2 and 3 and 4 look like to really master plan the usage of our courts, how many courtrooms we need, how many chambers we need for our judges, what kind of administrative support we need for our judges and the security piece of all of these buildings; it really gives us an opportunity to look ahead to the future which is going to be needed.

Mr. Rowe said, Mayor, the thing that I would add to it is the Phase 2 which is within a historic building that's already on a register is eligible for any dollars that you spend there for Historic Tax Credits to account for about 20% of the cost so you do get a kicker there from that tax credit program. The architect in me recognizes if one actually stands at the street and gazes at those buildings which we architects sometimes do, you will recognize there is actually some similarities in the composition of those structures of six large columns each kind of occupying the whole block. As one looks at the future of this building in its final form which may not be in any of our service lifetime here, but dependent upon the need I could see a presence of three grand buildings two that are historic and one that is contemporary that work well together with a simple glass entry that everybody knows and identifies as the entrance for the County government.

Commissioner Townsend said this is going to accommodate 40 juveniles. What's our average for the Detention Center for the juveniles now? **Sheriff Ash** said it has come down significantly

over the last few years. When the study was done in 2015 Carter Goble Lee, Dan and the team were looking at data from 2012, 2013 and 2014. Now our average daily population for 2016 I believe was like 21. Today I think there are 16 in custody and about a month ago we had as few as six so we don't know for sure what all of the outcomes of Senate Bill 367 and the Legislator reworked some of that in this legislative session so we're not going to know until July 1st what our impacts are there. Judge York has been monitoring this closely and we've had a team of people looking at it and starting to forecast how we would respond as a unit of government to this. I don't even know—have we had 20 in custody this calendar year—maybe just for a couple of days but for most of calendar year 2017 we've had fewer than 20 in custody. Now the 11, 11 and 7 is significant because the State mandates a client to a supervisor or a Correction Juvenile Care worker to client ratio of 7 to 1 during the daytime and 11 to 1 during the nighttime. It doesn't make sense for us to build housing units larger than 11 because if those numbers go down, we can just close a housing unit there and that's why we built the female unit at 7 because when we have females in custody we have one and then maybe we will have two or three and then one or two of them get out. The females are not normally there very long. That's the reason we constructed them in 11, 11 and 7 and then the Sanction House section gives our juvenile judges a lot more flexibility for dealing with the some that need just a little more incentive maybe to go along with the program before they get put in detention.

Commissioner Townsend said with the opportunity for there to be more open space in this complex, will the juveniles be able to actually go outside or only some of them, Child In Need of Care versus those that are there for other reasons? **Mr. Rowe** said absolutely. It is both a requirement and the thing to do. Kids need outdoor space more than the rest of us even so the detention kids will have access to outdoor space 24/7 as they administrate the building obviously not going out at midnight, but they have access that is specifically only for the detention kids. The non-detention program space also has an outdoor space so they will have outdoor space available to them any time the program is running. The CINC kids will have a small area. We also are providing a small outdoor area for visitation. It's very, very productive to see kids and parents together, kids and family together in an outdoor space. It promotes conversation so there are outdoor spaces associated with every kid that's in the facility.

Commissioner Townsend said that's great to hear. One of the best times I had last year was the Christmas event that I participated in with the wonderful staff but it was depressing

to know that the kids could only look out a matter of feet and see whether it was sunshine or snowing so I'm glad to hear that will not be the case with this. **Mr. Rowe** said actually that's another very good feature that we didn't cover in detail. One of the things that is a point in a lot of juvenile detention facilities is that because you have to protect the identity of the juvenile a lot of times you will end of fogging or frosting the glass so they can't see out. We've done this before in a facility in Virginia as well as one that we're doing down in Springfield that is just under bid, the sleeping rooms are here but they have a space behind them that's actually for a mechanical chase so that the plumbing fixtures can be easily accessed and serviced without having to put the kids in the sleeping rooms in lockdown, but what that also does is that means that the outside shell of this can actually look like an office building, it can look not that slit window jail detention look so we can have a presentable building downtown. What that five foot gap between there also does it means you can't see in to the sleeping so the windows can actually be clear so the kids would actually be able to look out onto the street and see what's going on but no one from the street would be able to look in and communicate with anybody. What you're trying to do is remove the communication and the identification of the juvenile and so we have that safety factor built into that, shutters in that chase we would simply be able to simply flip and shut so at nighttime you won't be able to see in and see the kids as well. We're excited about the ability to have the kids have a very normalized environment. By that I mean simply that something that doesn't feel as if it is an oppressive environment.

Commissioner Townsend said again, I'm glad to hear that the staff does a tremendous job with the environment that's there already, but I have to believe that this will be encouraging to those kids who find themselves there from what I've grown to understand a lot of times through no fault of their own. I think that will also be helpful to those who work there every day so that the privacy of the kids is maintained; they are normalized in some way. **Mr. Rowe** said the staff has embraced—we've talked a lot about the trauma informed nature of juvenile design that's a contemporary thought process. We've done facilities across the country that's award winning for that very reason and the staff has fully embraced the idea of a trauma informed that we don't want to create additional trauma on these kids' lives. What we want to do because most of these kids are prejudicated awaiting their time in court, is to make sure that they are safe, they're educated, that they are well cared for while they get processed and then as they go place

them back into the environment into the community where we know that they need to be in the first place so that's the whole objective of the facility.

Mayor Holland said I will say Commissioner Townsend throws a heck of a party. I had the privilege of coming over to the party and she throws a great party for the kids and I just thank the staff at our juvenile center for the conditions in which they work. We really appreciate that. I appreciate the overriding compassion and firmness that goes with our juvenile program. Judge Cahill and Judge York do a great job adjudicating these kids. Sheriff, you and your team do a great job, the juvenile team does a great job so we've got a lot of people who care about our kids who are doing the best we can and I think this facility is going to help us as a community better care for our kids and get people moving on the right track and get them back in the community as many kids outside these walls as we can have is really the goal.

Mayor Holland said that concludes our Special Session. (The Special Session concluded at 5:45 p.m.)

Executive Session

Mayor Holland said I will now entertain a motion to go into Executive Session.

Executive Session:

Commissioner Markley made a motion, seconded by Commissioner Bynum, for the Commission to go into Executive Session until 7:00 p.m. to discuss confidential matters regarding employer/employee negotiations, consultation with our attorney related to pending litigation under the attorney/client privilege, and confidential matters regarding purchase price and property locations related to land acquisition, all as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion. Motion carried unanimously.

Bridgette Cobbins, Unified Government Clerk, said the Commission will reconvene in open session at 7:00 p.m. in the Commission Chambers located on the 1st floor.

Present for the Executive Session regarding Litigation: Bynum, Walker, Townsend, Murguia, Johnson, Kane, Markley, Walters, and Holland. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Henry Couchman, Senior Attorney; and Shaya Patrick, Mayoral Aide.

Present at 6:15 p.m. for the Executive Session regarding Labor: Bynum, Walker, Townsend, Murguia, Johnson, Kane, Markley, Walters, and Holland. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Joe Connor and Melissa Mundt, Asst. County Administrators; and Shaya Patrick, Mayoral Aide.

Present at 6:30 p.m. for the Executive Session regarding Land Acquisition: Bynum, Walker, Townsend, Murguia, Johnson, Kane, Markley, Walters, and Holland. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Joe Connor, Asst. County Administrator; and Shaya Patrick, Mayoral Aide.

MAYOR HOLLAND ADJOURNED
THE MEETING AT 6:39 p.m.

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Bridgette D. Cobbins
Unified Government Clerk

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