STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL SESSION, THURSDAY, APRIL 14, 2016**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 14, 2016, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO; presiding. The following officials were also in attendance: Doug Bach, County Administrator; Bridgette Cobbins, Unified Government Clerk; Joe Connor, Asst. County Administrator; Melissa Mundt, Asst. County Administrator; Ken Moore, Chief Legal Counsel; Maureen Mahoney, Asst. to Mayor/Chief of Staff; Debbie Jonscher, Asst. Finance Director; Emerick Cross, Commission Liaison; Judge Delia York; Judge Ryan; Gerald Gorman, District Attorney; Don Ash, Sheriff; Reginald Lindsey, Budget Director; Kathleen VonAchen, Chief Finance Officer; and Chris Blake, Sergeant-at-Arms. Also, present Dan Rowe.

MAYOR HOLLAND called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 14, 2016, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building for a Jail Study follow-up.

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 we are having the follow-up for the Jail Study. You might remember that we made a commitment a couple years ago to study all of our Public Safety Departments indepth. We are still working on the Fire Study. We now have the Jail Study that is completed and we are now looking at implementation. The Police Study will get underway later this year and so the studies are moving along as we expected.

I do want to recognize Jerry Gorman, our District Attorney; Judge York and Judge Ryan and thank them for being here. We also have Jeff Fewell, Jail Administrator; and of course Sheriff Ash the lead on our Jail Study.

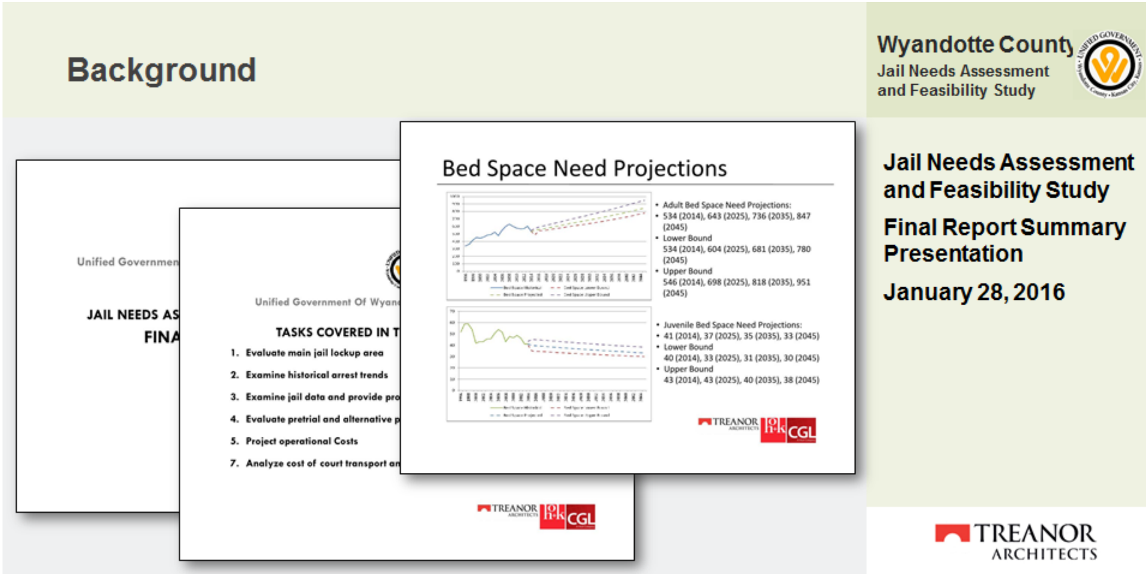
Unified Government Of Wyandotte County/Kansas City, Kansas

JAIL NEEDS ASSESSMENT AND FEASIBILITY STUDY

April, 2016

TREANOR ARCHITECTS

Doug Bach, County Administrator, said as the Sheriff goes into the study tonight it's really key as we're moving into next week. We're having our Strategic Plan where we're thinking about the budget, thinking about those items. This is really one key area as you go through and listen to the study and the steps we're at now. I will be looking for that direction as to which way we want to go with this because as you know it doesn't come free to make all these steps where we need to look at as far as the needs we have in the jail and a future juvenile detention facility and so understanding where we're going with that as we start to work on building a budget is the direction we would be looking for coming out of this. Not that we're looking for any formal votes, yes or no, but it's kind of is this the direction we want to go or no, we're not looking to go in that direction and then we have to formulate financing from there. With that, Mayor, I will turn it over to Sheriff Ash for his presentation.



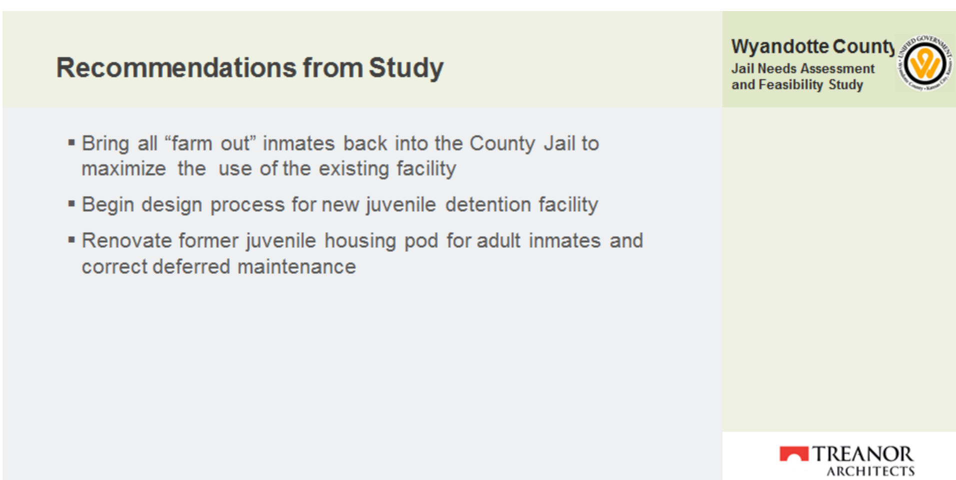
Sheriff Ash said I'm going to give you 60 seconds or less on how we got here. This jail, a $53M or $54M jail, was constructed in the late '80s and in 1990 it opened as the County Jail, just the County Jail for adult felony inmates. Subsequent to it opening two things happened. One was that the Kaw Valley Juvenile Detention Home, we called it Juvenile Detention Center, which is where law enforcement took juvenile offenders; got condemned I believe, and was forced to close. That created a problem about what to do with the juveniles. A decision was made at that time to take one of the housing units, a D housing unit from the adult jail and what was originally designed as the release desk and the release center turned that into Intake Booking and Release for juveniles and house them in that housing unit which is imbedded, of course, in the adult jail. The third thing that happened subsequent to that was at unification when the police jail, when the municipal jail closed it was located down right off the VIP lot of this building; all of that work was shifted over to the County Jail and we just had one jail facility. That's how we got where we are here today.

You've seen the study. We did that presentation the 28th, you've had the full study; however, you've gone through it or not. What we're here today is to focus on what we believe are the main critical issues there and what we will refer to as phase one. There were multi phases and a big scope of work that was presented. We're going to recommend to you based on our analysis and study of that what we believe is what we do now and what we do in the immediate and foreseeable future.

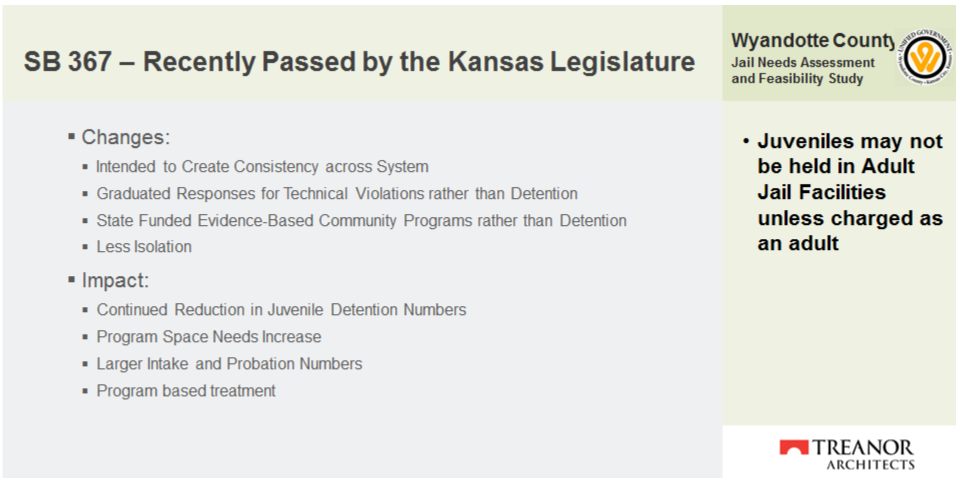
With that I'm going to reintroduce Dan Rowe, Treanor Architects, and he is going to take us through the presentation. We have lots of slides. We are not planning on using them all. We've got to be out of here at 5:45 p.m. We're going to go through a number of them, we're going to open it up to your questions and if we need any of those slides to illustrate or answer some of those questions, we will have them.

Dan Rowe, Treanor Architects, said while I do plan to only take about 20 minutes or so to cover this information so if there are questions, we will have time for that. Feel free to interrupt me and ask questions as we go. As the Sheriff indicated we've studied a lot of information in very high detail and we have some backup information that can support, but would like to make sure that the message is clear.

Again, as the Sheriff indicated that study that was completed did a space needs projection and there is a slight increase over time that's going to occur in all likelihood with your jail numbers, but not a drastic increase. You guys have done an excellent job of continuing to keep those numbers down and a slight decrease over time in your juvenile numbers. You guys are doing a lot of very good things as a county to reduce your jail and juvenile populations.



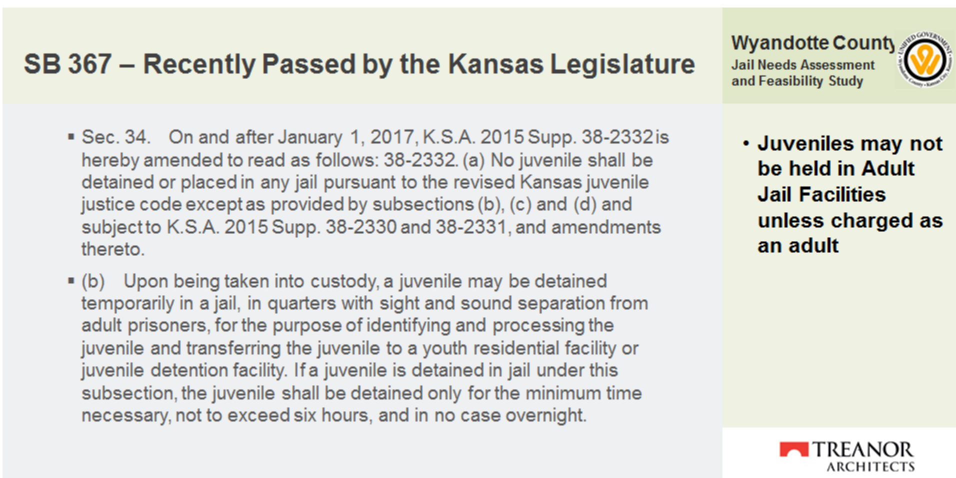
This part of the study was to say from those recommendations how do we begin and what would be the necessities of implementing the first portions of that study which would be to bring the farm out inmates back into the county jail which would maximize the use of the existing facility and to begin a process for creating a new juvenile detention separate detention facility. I would like to talk a little bit about why that, again, the separation of the juvenile is an essential part of this plan and then to take that area that's currently used in the facility for juvenile and reconvert that back to the adult facility.



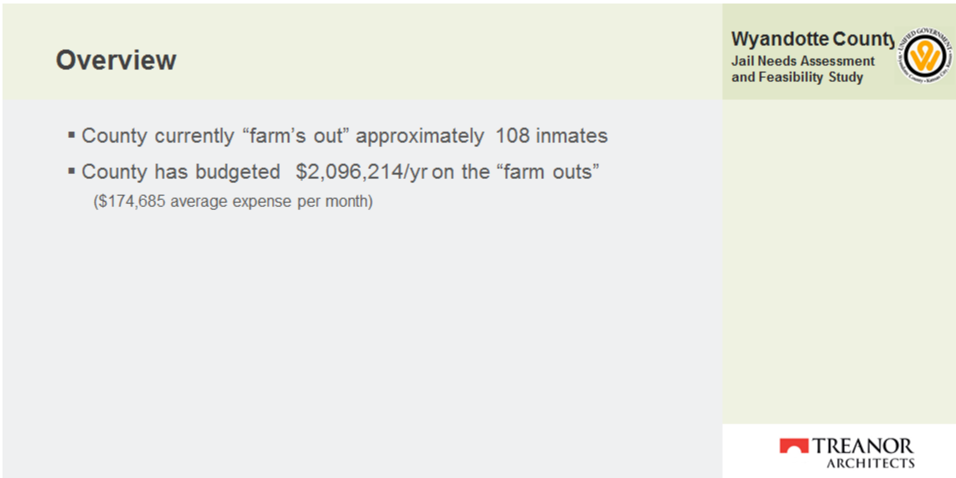
There are some things happening and some of them are very, very recent. One of the things that has happened is the State of Kansas passed Senate Bill 367. That changed the way in which juvenile detention is administered by counties and by the state. The intent was to create consistencies across the system and to create a graduated response and so instead of immediately taking a juvenile to detention to reduce those detention numbers it begins to create a programs based and currently intended to be state funded program based systems that will deter juveniles from the detention and from the incarceration system. As an intent, and the changes are very impactful, also realizing the implications of isolation for any juvenile held in detention to reduce that isolation.

The impact will be a continued reduction in the juvenile detention numbers which is a really good thing for the community and for everyone involved. The issue you have is there will be program space needs increase and your juvenile facility is currently surrounded by jail space so there is no way to implement those programs within your juvenile detention. You will have larger intake and probation numbers because instead of having a technical violation of a probation which normally would result in that juvenile going back into detention, there is a longer period of three technical violations before that occurs and some other things that will put different types of stresses on your system, but specifically your juvenile detention system is not very program based right now. Its very detention in a cell based and because it's in an adult facility the other issue is that your adult jail was designed to have an inflow and an outflow. Generally people don't escape from jail anymore by tunneling through a wall. Generally what happens is the mistake that's made because people coming into the facility and people leaving the facility are in the same location and their identity is mistaken.

Having right now a booking facility in your adult facility that has people entering the jail being arrested and people existing the jail being released in the same area is a dangerous situation that should be remedied as well, that can be remedied as soon as the juvenile intake area is removed from the adult jail. It is a very important part of that and we will come back to that.

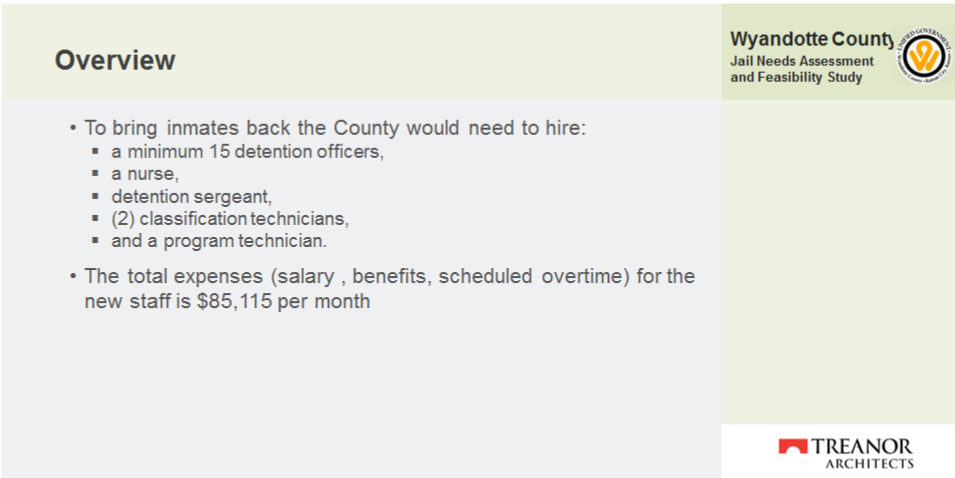


The second part of that is the emphasis that has been placed in Senate Bill 367 on where juveniles may and may not be held. It is open to some interpretation as to when you can co-locate jail and juvenile functions on the same site. As you can read, however; I think there is clarification that is being made that could create a situation that would not allow you to house them in the same way in which you are. It states pretty clearly that after January 1, 2017 no juveniles shall be detained or placed in a jail pursuant. The question is do you have adequate separation within the facility as you have it designed. I think that is a very open interpretation so I'm not saying you are or will be in violation of that law, but it is something that is being taken seriously as ACA and most other normal juvenile and correction groups strongly suggest the separation of juvenile from adults. I think it is something that is going to be reemphasized through this senate bill that you should be looking at very carefully if in fact you do not take steps to move your juvenile to a separate facility.

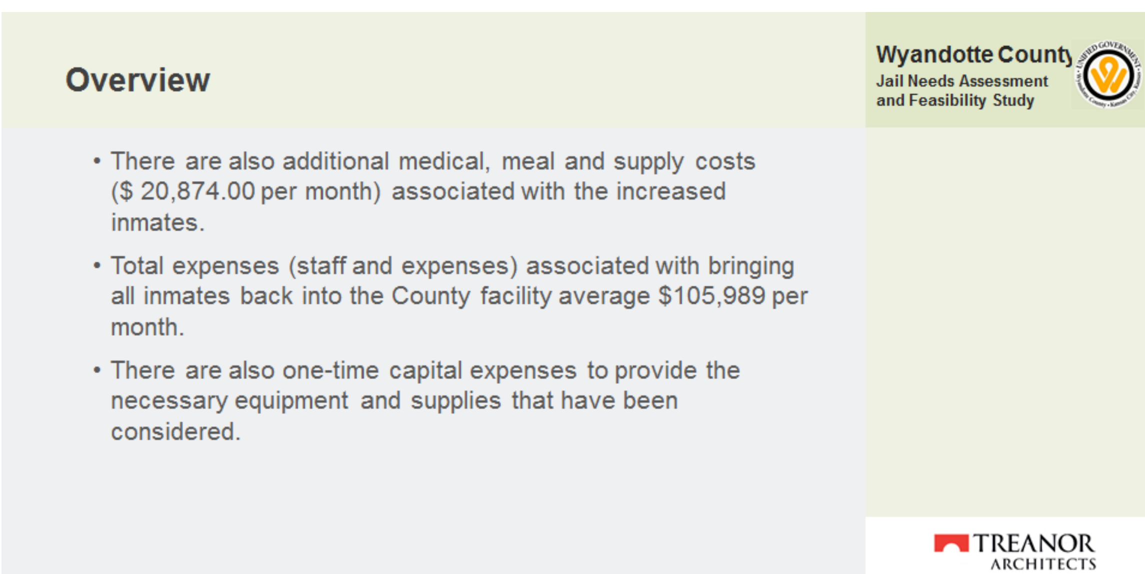


An overview of the solution is that the county currently farm's out anywhere from 72 to 108 inmates. You're budgeted right now at $2.96M within the Sheriff's budget. That turns out about $174K an average monthly expense for that occurrence.

This has been going on for some time and this is simply a chart that I think you've seen before in the past about how much money has been spent over time, over $40M in the past 30 years to spend housing inmates out. The good news is your numbers are dropping. It's been a very good progress to remove those people and to bring those back and to decrease that expense that has been as high as $4.5M in one year. It's leveling out now at about that $2M mark which is your current budget. There are projections that should stay steady or slightly reduced as you continue to lower your inmate population.



To bring inmates back into the facility one of the ways in which we're going to be able to do that is to double bunk some areas of the jail facility that can allow that space. To do so you need an additional officer in those housing units to be safe so one officer isn't shepherding too many people within that housing area. It does mean hiring officers because of the medical attention and other things. There is other staff, both detention and non-detention staff, that will need to be hired in order to serve the larger number of inmates and that total expense for that is about an $85K a month expense.



There also is some supply costs and this is more to illustrate to you that we've really turned over every rock about what cost would incur from the county from bringing everybody back. There has been a lot of talk about how much does out-of-county cost vs. in-county costs and so what we did was to make sure that all the cost associated with bringing an inmate back from they're going to need shoes to the toothpaste to all the detail of that has been studied. Some small one-time capital expenses are officer uniforms and so, again, we looked in detail at the cost of those.

In a nutshell what we found is that your current monthly farm out expenses of $174K you have an increase staffing expense of $85K and inmate expenses of food and other incidentals of about $20K. You then would be able to save by housing the same number of inmates back inside your existing facility about $68K, almost $69K a month or approximately $824K per year. That is after the expense of the staff and all the expenses you would incur and so it is less expensive for you to house them in your county jail than outside of your county jail by that much.

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

	2016											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Days per month	31	29	31	30	31	30	31	31	30	31	30	31
Inmates out of county												
Number of Inmates	108	108	108	108	108	108	108	108	72	72	36	36
OUT-OF-COUNTY HOUSING EXPENSES	$ 177,611	$ 166,153	$ 177,611	$ 171,882	$ 177,611	$ 171,882	$ 177,611	$ 177,611	$ 114,588	$ 118,408	$ 62,640	$ 64,728
Detention Staffing Expenses												
# of officers in training (per month)							5	5	5	5	5	5
# of new detention officers (per month)									5	5	10	10
# of new sergeant officers (per month)									1	1	1	1
# of new classification technicians									1	1	2	2
# of new program technicians									1	1	1	1
New Hire Expenses (training/recruitment)							$ 7,500.00		$ 7,500.00		$ 7,500.00	
Detention officer salary, benefits, scheduled overtime							$ 22,741	$ 22,741	$ 45,483	$ 45,483	$ 68,224	$ 68,224
New Sergeant salary, benefits, scheduled overtime									$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25
New Classification Tech salary, benefits, scheduled overtime									$ 3,290.33	$ 3,290.33	$ 6,580.67	$ 6,580.67
New Program Tech salary, benefits, scheduled overtime									$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33
Initial Officer Equipment Expenses							$ 5,500.00		$ 8,800.00		$ 6,600.00	
Total Detention Staffing Expenses							$ 35,741	$ 22,741	$ 75,383	$ 59,083	$ 99,215	$ 85,115
Medical Staff Expenses												
# of new nurses											1	1
Nurse salary and benefits											$ 6,666.67	$ 6,666.67
Medical expenses											$ 5,000.00	
Total Medical Staff Expenses											$ 11,667	$ 6,667
Expenses Associated with New Inmates												
Number of Inmates "brought back"									36	36	72	72
Initial "start up" costs									$ 5,000		$ 34,100	
Food costs									$ 4,363	$ 4,509	$ 8,726	$ 9,017
Additional Supplies									$ 300	$ 300	$ 600	$ 600
OTHER NEW EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,663	$ 4,809	$ 43,426	$ 9,617
TOTAL EXPENSES (per month)	$ 177,611	$ 166,153	$ 177,611	$ 171,882	$ 177,611	$ 171,882	$ 213,353	$ 200,353	$ 199,635	$ 182,300	$ 216,948	$ 166,127
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

TREANOR ARCHITECTS

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

	2016											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Days per month	31	29	31	30	31	30	31	31	30	31	30	31
Inmates out of county												
Number of Inmates	108	108	108	108	108	108	108	108	72	72	36	36
OUT-OF-COUNTY HOUSING EXPENSES	$ 177,611	$ 166,153	$ 177,611	$ 171,882	$ 177,611	$ 171,882	$ 177,611	$ 177,611	$ 114,588	$ 118,408	$ 62,640	$ 64,728
Detention Staffing Expenses												
# of officers in training (per month)							5	5	5	5	5	5
# of new detention officers (per month)									5	5	10	10
# of new sergeant officers (per month)									1	1	1	1
# of new classification technicians									1	1	2	2
# of new program technicians									1	1	1	1
New Hire Expenses (training/recruitment)							$ 7,500.00		$ 7,500.00		$ 7,500.00	
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New Program Tech salary, benefits, scheduled overtime									$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33
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Total Detention Staffing Expenses							$ 35,741	$ 22,741	$ 75,383	$ 59,083	$ 99,215	$ 85,115
Medical Staff Expenses												
# of new nurses											1	1
Nurse salary and benefits											$ 6,666.67	$ 6,666.67
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Additional Supplies									$ 300	$ 300	$ 600	$ 600
OTHER NEW EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,663	$ 4,809	$ 43,426	$ 9,617
TOTAL EXPENSES (per month)	$ 177,611	$ 166,153	$ 177,611	$ 171,882	$ 177,611	$ 171,882	$ 213,353	$ 200,353	$ 199,635	$ 182,300	$ 216,948	$ 166,127
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

- Hiring 15 new officers and training over 6 months

TREANOR ARCHITECTS

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

	Jul	Aug	Sep
Days per month	31	31	30
Inmates out of county			
Number of Inmates	108	108	72
OUT-OF-COUNTY HOUSING EXPENSES	$ 177,611	$ 177,611	$ 114,588
Detention Staffing Expenses			
# of officers in training (per month)	5	5	5
# of new detention officers (per month)			5
# of new sergeant officers (per month)			1
# of new classification technicians			1
# of new program technicians			1
New Hire Expenses (training/recruitment)	$ 7,500.00		$ 7,500.00
Detention officer salary, benefits, scheduled overtime	$ 22,741	$ 22,741	$ 45,483
New Sergeant salary, benefits, scheduled overtime			$ 6,966.25
New Classification Tech salary, benefits, scheduled overtime e			$ 3,290.33
New Program Tech salary, benefits, scheduled overtime			$ 3,344.33
Initial Officer Equipment Expenses	$ 5,500.00		$ 8,800.00
Total Detention Staffing Expenses	$ 35,741	$ 22,741	$ 75,383

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

- Hiring 15 new officers and training over 6 months
- 5 officers hired and trained
- 36 inmates brought back to county facility

TREANOR ARCHITECTS

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

	Aug	Sep
Days per month	31	30
Inmates out of county		
Number of Inmates	108	72
OUT-OF-COUNTY HOUSING EXPENSES	$ 177,611	$ 114,588
Detention Staffing Expenses		
# of officers in training (per month)	5	5
# of new detention officers (per month)		5
# of new sergeant officers (per month)		1
# of new classification technicians		1
# of new program technicians		1
New Hire Expenses (training/recruitment)		$ 7,500.00
Detention officer salary, benefits, scheduled overtime	$ 22,741	$ 45,483
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VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

- Hiring 15 new officers and training over 6 months
- 5 officers hired and trained
- 36 inmates brought back to county facility
- Other staff brought on board as inmates returning

TREANOR ARCHITECTS

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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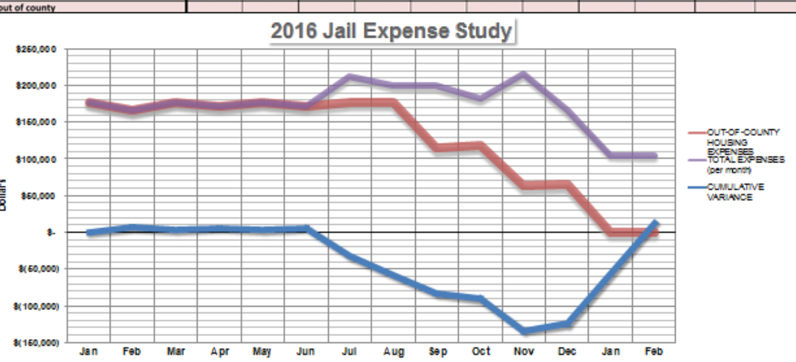
TOTAL EXPENSES (per month)	$ 177,611	$ 166,153	$ 177,611	$ 171,882	$ 177,611	$ 171,882	$ 213,353	$ 200,353	$ 199,635	$ 182,300	$ 216,948	$ 166,127
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

- Hiring 15 new officers and training over 6 months
- 5 officers hired and trained
- 36 inmates brought back to county facility
- Other staff brought on board as inmates returning
- **Hiring of medical staff and expenses associated with new inmates**

TREANOR ARCHITECTS

2016 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study



2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ (2,927)	$ 8,532	$ (2,927)	$ 2,803	$ (2,927)	$ 2,803	$ (38,668)	$ (25,668)	$ (24,950)	$ (7,615)	$ (42,264)	$ 8,558
CUMULATIVE VARIANCE	$ -	$ 5,605	$ 2,678	$ 5,481	$ 2,554	$ 5,356	$ (33,312)	$ (58,980)	$ (83,930)	$ (91,545)	$ (133,809)	$ (125,251)

- Hiring 15 new officers and training over 6 months
- 5 officers hired and trained
- 36 inmates brought back to county facility
- Other staff brought on board as inmates returning
- Hiring of medical staff and expenses associated with new inmates
- **$125,251 additional required to budgeted amount to cover additional expenses**

TREANOR ARCHITECTS

2017 Cash Flow Projections

Wyandotte County
Jail Needs Assessment and Feasibility Study

	2017											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Days per month	31	29	31	30	31	30	31	31	30	31	30	31
Inmates out of county												
Number of Inmates	0	0	0	0	0	0	0	0	0	0	0	0
OUT-OF-COUNTY HOUSING EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Detention Staffing Expenses												
# of officers in training (per month)												
# of new detention officers (per month)	15	15	15	15	15	15	15	15	15	15	15	15
# of new sergeant officers (per month)	1	1	1	1	1	1	1	1	1	1	1	1
# of new classification technicians	2	2	2	2	2	2	2	2	2	2	2	2
# of new program technicians	1	1	1	1	1	1	1	1	1	1	1	1
New Hire Expenses (training/recruitment)												
Detention officer salary, benefits, scheduled overtime	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224	$ 68,224
New Sergeant salary, benefits, scheduled overtime	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25	$ 6,966.25
New Classification Tech salary, benefits, scheduled overtime	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67	$ 6,580.67
New Program Tech salary, benefits, scheduled overtime	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33	$ 3,344.33
Initial Officer Equipment Expenses												
Total Detention Staffing Expenses	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115	$ 85,115
Medical Staff Expenses												
# of new nurses	1	1	1	1	1	1	1	1	1	1	1	1
Nurse salary and benefits	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67	$ 6,666.67
Medical expenses												
Total Medical Staff Expenses	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667	$ 6,667
Expenses Associated with New Inmates												
Number of Inmates "brought back"	108	108	108	108	108	108	108	108	108	108	108	108
Initial "start up" costs												
Food costs	$ 13,526	$ 12,653	$ 13,526	$ 13,090	$ 13,526	$ 13,090	$ 13,526	$ 13,526	$ 13,090	$ 13,526	$ 13,090	$ 13,526
Additional Supplies	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900	$ 900
OTHER NEW EXPENSES	$ 14,426	$ 13,553	$ 14,426	$ 13,990	$ 14,426	$ 13,990	$ 14,426	$ 14,426	$ 13,990	$ 14,426	$ 13,990	$ 14,426
TOTAL EXPENSES (per month)	$ 106,208	$ 105,335	$ 106,208	$ 105,771	$ 106,208	$ 105,771	$ 106,208	$ 106,208	$ 105,771	$ 106,208	$ 105,771	$ 106,208
TOTAL 'FARM OUT' BUDGET (per month)	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685	$ 174,685
VARIANCE (MONTHLY)	$ 68,477	$ 69,350	$ 68,477	68,913	$ 68,477	$ 68,913	$ 68,477	$ 68,477	$ 68,913	$ 68,477	$ 68,913	$ 68,477
CUMULATIVE VARIANCE	$ (56,774)	$ 12,575	$ 81,052	$ 149,965	$ 218,442	$ 287,355	$ 355,832	$ 424,309	$ 493,222	$ 561,699	$ 630,613	$ 699,089

- At month TWO there is a positive variance
- Average of $68,695 per month available / $824,340 per year

TREANOR ARCHITECTS

What we went through, we went through a lot of cash flow projections about when it would take and how long would it take to hire the officers to get them onboard, bring them on, get them trained, hire the medical staff, how long would it take, when would it occur; so how long would this process take is really what we focused on in very intricate detail. What we found was about nine months from the time in which you decide to make this decision until the time that you have all the inmates back. They can be moved back in pieces and parts as you train some officers so there is a lot of detail in this and if you're interested we can get into it, but in about a nine month period you would be able to hire the officers necessary, train them, get them on staff and bring your farm outs back so it won't happen overnight but it can happen in a relatively short period of time. That process costs about $125K more than you will save during that nine months and so there is an investment in it at the end of which after that nine months then you begin to have that savings of about $84K or $85K a month, excuse me $68K a month; $824K a year.

Bed Space

Wyandotte County
Jail Needs Assessment
and Feasibility Study

CURRENT BED SPACE

469 Total beds

84 Female beds

385 Male beds

With the additional double bunks (36 male beds)

421 Male beds available

- How many inmates can the facility accommodate?

TREANOR ARCHITECTS

The other thing to note is that your bed space of 469 total beds has a male and female and so one of the things to recognize is that this has an impact on male beds but female beds and availability changes and so double bunking those beds will give you about 421 beds of male beds available.

Bed Space

Wyandotte County
Jail Needs Assessment
and Feasibility Study

421 Total Male beds currently available

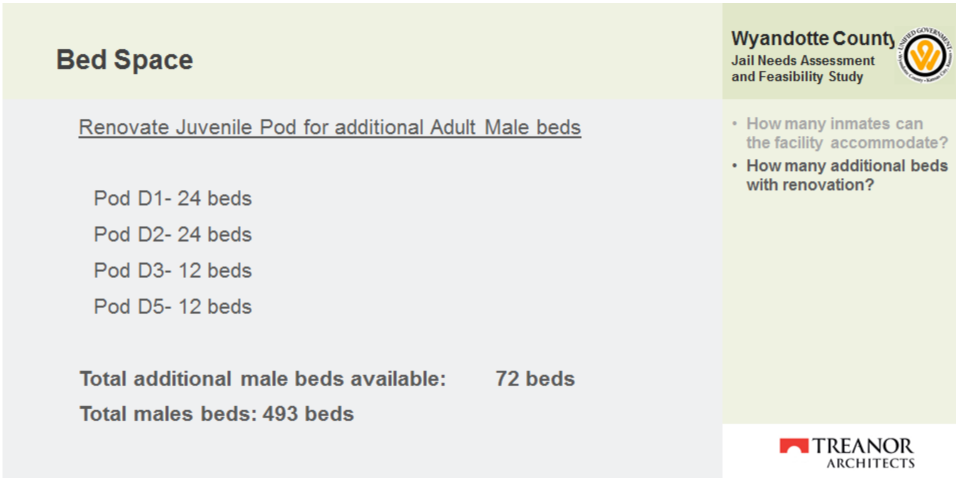
With 'farm out's back = 380 – 390 male inmates A.D.P.

Add Peaking % (5.8%):	+ 22 inmates
Add Classification % (5%):	+ 20 inmates
Total A.D.P. beds required:	**432 beds**

- How many inmates can the facility accommodate?

TREANOR ARCHITECTS

As you bring back the farm outs with the farm outs back you have an average daily population of male inmates between 380 and 390 so when you have some peaking which is the weekends, the number of inmates goes up and classification—in order to classify them in minimum, medium, maximum; you have a number of beds required ideally at 432. Going backwards what I'm saying is that you're effectually full when you bring inmates back so this is a temporary solution until the Juvenile Center can be built.

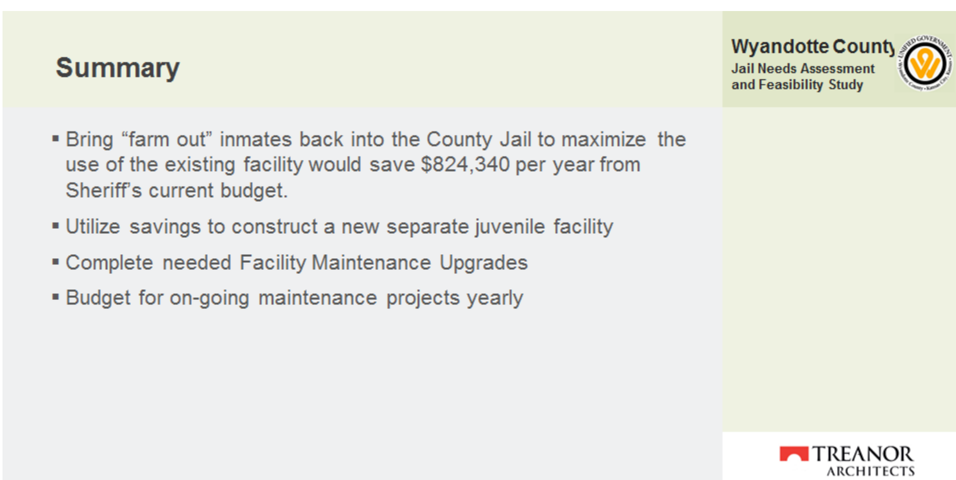


Once one backfills the juvenile space, you will have 493 male beds available and, therefore, once you're able to backfill the juvenile space you're pressure is relieved. You have more ability to not only have your peaking factors met, but you also then have the availability to any fluctuations in growth that may occur in the next few years. As a solution this process will work extremely well.

Part of then what we wanted to look at was exactly what would a Juvenile Center cost. This is information that was in the study originally which is a construction valued to construct a 48-bed jail and would cost about $18.6M total project cost. Your Finance Department has run some calculations that it would require about $1M to $1.2M per year to debt service that over a 30 year period, keeping in mind you have about $824K of savings from farm outs and so you get a long ways to getting that facility afforded through the savings, but you don't get all the way there.

What we recognized, however, is what Senate Bill 367 also does is it reemphasizes from jail beds—your number of juvenile beds should go down in fact, but your program space needs can go up, areas for classrooms and areas to administer the outside of detention programs. So, we're suggesting that a 40-bed facility that may have the same area but in order to allow for future expansion internally would be able to have more classroom type space which is less expensive than cell type of space and we believe that facility could cost as little as about $16.2. The amortization numbers are still being discussed but that would lower that down and get that closer to being met to the savings, but we don't have those numbers just yet.

There are also some maintenance items and I know that there has been a lot of talk about the deferred maintenance as it was in our report and I want to make something very clear. You guys have actually taken pretty good care of this building. The maintenance that has been done on this building has kept it very functional for 30 years. When we refer to deferred maintenance don't take that as a detriment to either your maintenance staff or your attention to taking care of this building. It's actually in very good shape for a building. What you're saying is that the building is now 30 years old so your chiller is 30 years old, your equipment is 30 years old, your roof is 30 years old; so those things kind of defer out because you don't want to replace the roof in 15 years, you wait until it needs replacement. When we say deferred maintenance the roof needs to be replaced; only a portion of it has. The elevators, you don't replace them regularly at 10 years or 15 years, you wait until they begin to have problems and wear out and that's what has occurred within this facility. It has reached that time period within its life that it needs these things taken care of. That list in order to get the building taken care is different from the list that was in our study that included the renovation cost of coming back into the juvenile and fixing that. These items to get the elevators replaced, the generator, the chiller, and the roof and those things that are essential to function need to occur regardless of what you do with the Juvenile Center or the expansion or bringing farm outs back. These things are of critical importance to the facility, but there is about $2.7M worth of work that needs to occur in there whether you budget that over time through amortizing maintenance budget over time or whether you capitalize that as part of a project, that would be something you would strategize dependent upon how you would debt service.



With that in summary the concept here is to bring the farm out inmates back into the county which would save a substantial amount of money. We're projecting about $825K to the county in savings and then to utilize that savings to construct a new separate juvenile facility so that you can have those separate facilities operating properly. That would also give you then the ability to have the expansion space needed for the jail and have the jail totally separated from juvenile which would, in our opinion, be essential. Then obviously complete the needed facility maintenance upgrades and then continue to budget for ongoing maintenance projects on an annual basis as you see those coming around.

That is the conclusion of our presentation and, again, I want to applaud the staff of jail and those we've been working with. They have really done a very excellent job of getting us numbers of operational costs and allowed us to really get down to a very precise detail on this.

Commissioner Bynum said first of all thanks for the updates. It is an enormous amount of work and we really do appreciate you putting it all together and bringing it to us in a way that we can understand. I have two questions. What's the interim plan for juveniles during the construction process should we proceed with a new facility? Can you tell us again, Sheriff, the proposed location of such a new facility? **Sheriff Ash** said the interim plan is to continue status quo. Now, unless something adverse happens in response to Senate Bill 367 and somebody interprets and opines legally that no, you can't continue to house them there, then we're going to have to figure out what we would do. Like Dan said, that's sort of open to interpretation right now. Some people are interpreting it one way, some people may interpret it another way.

The proposed site is behind the Court Services building what we refer to as the 812 court building and what is mostly parking area right now is the preferred proposed site.

Commissioner Walker asked why would we prefer that site over this site over in Memorial Hall that we acquired 25 years ago with the idea of building on that. This being a public purpose there are only a half dozen houses left and that parking lot—I guess I don't know the numbers on it, there does seem to be quite a bit of use to that parking which we have no ability to replace for jury duty, people visiting the Courthouse, City Hall, etc. Why would you not want to build it over here? **Sheriff Ash** said one of the main purposes would be to assist us in transport or to cut down or eliminate what some current transport cost we have now. Now we need to load juveniles and some adults because there are a couple of adult courtrooms over there, we need to load them in a van and take them over there and drive them in the bullpen and shut the gate and usher them in and out. Constructing it over there would give us an opportunity architecturally design in a transport corridor so that they would not have to be taken outside if you will. That's the primary reason and the main reason there would be continued safety and security for the juveniles going back and forth to court as well as staff transporting. Then depending on—there was an option presented to possibly consider constructing a parking lot under the new Juvenile Detention facility to help recover some of those parking spaces. Once again, that would allow us to increase security for certainly the elected judges that serve in that building there which we have a concern about security. That's a whole separate issue that we're dealing with but it would be one we could address should we chose that option.

Commissioner Walker said let me follow that up with just one more question. Unless the dynamics have changed where the juvenile court is located is really not set in stone. I mean juveniles were brought over to this Courthouse for many years before the federal government abandoned that building to us and it seems like to me that your concern here with juveniles is less than—you're transporting adults today from the jail over to that Courthouse, I don't know that all of them are being transported there, but at least it used to be and Dexter Burdette's courtroom is still over there and Wes Griffin's and so you're taking a higher level offender across the street in the open with the security being the two officers I assume that are taking them, it would be my priority to keep those offenders less likely to escape. What are we protecting the juveniles from? I mean you're talking about—you get my point. We're trying to put safety for juveniles over the safety of the officers and the public. I mean if you were going break somebody out when they are being transported across the street, it seems like to me where you row up with your guns and start shooting. Am I wrong? **Mr. Rowe** said I think obviously the objective would be to remove or eliminate if possible all of the transportation from a van across a very short distance because it is very staff and costly to do so. The fact that you're doing it with both adult and juvenile by moving the juvenile out can remove a larger portion of that transportation. The solution for the adult would simply make sure that adult court was actually taking place within the court and so it would be a remodeling within the court later that would try to separate the adult from the juvenile. This would reduce the juvenile traffic that would have to get into a van to go to court. So all juvenile traffic could then go to the juvenile court just by escorting inside a secured environment.

Mr. Bach said I might offer too that I think to the Commissioners point that if we get direction that we want to move forward in this direction, I think final decisions on where this goes and how it locates would still be something that needs to come forward and make decisions on. I know this is a recommendation and where we think it's the best place now, but I think that's part of what could be matured a little bit more and that may still be something to come back as we further evaluate. I think where we need to get to now is do we want to go in this direction to make a decision to make this happen and then push harder on some of those significant issues.

Commissioner Kane said I like the concept to where we have the garage underneath. I think there are some restrictions like the people can't see the kids while they're in there and so the location of where that's at is a pretty defined area so the outside folks couldn't see the kids. There are things that I think maybe we forgot that the kids can't be seen and some other stuff, so I like the idea. I think it's great that it looks like we can bring back enough money with a little money of ours to make this work and then go along with what they've told us to do in Topeka and I think the sooner we start on this before somebody tells us that you're behind, you've done it wrong and it's going to cost you twice as much if you don't start doing it right now.

Commissioner Townsend asked, Mr. Rowe, is the first bullet point up there bringing back the farm outs contingent or not upon us moving the juveniles. **Mr. Rowe** said no. You can double bunk the areas of the adult facility and bring them back. The only difficulty or contingency I would say is that fills your facility to an effective capacity and so the pressure relief from that effective capacity is a continued hope that the number of adult inmates declines or to have the juveniles move out and to use that space for adults. They are not mutually exclusive or dependent upon each other to do.

Mayor Holland said and this would be part of the logistics, right? If we decided to move forward it might be that we filled and complete the juvenile facility and moved the juveniles out, renovate the juvenile existing place and even rotate our current inmate population down and then fix another pod to where it needs to be and then move everybody back. It would have to be staged and you would have to work out the logistics for all of it. **Mr. Rowe** said certainly. There are other ways in which it can be done and each has a different financial impact.

Commissioner Johnson said thank you Mr. Rowe for this comprehensive report. Did I see somewhere in there that there was some community programming included in these numbers or no? I think it was towards the beginning of the presentation. What I'm trying to get to is trying to identify what the cost would be for the community based programming particularly as it relates to staffing. **Mr. Rowe** said there is not any community based programming that are paying for the programming itself. What we did was to take the dollars that would have otherwise been accounted for for detention beds and placed that into programming areas that could be used for those programs. The indication that you're probably talking about is that within Senate Bill 367 the state is allocating, I don't have it right here with me, but the state is allocating a large sum of money and I believe in fiscal year '17 is upwards of $8M for statewide programs that would be done on this. I'm not advocating or disadvocating Senate Bill 367 because there is a lot of debate about whether it's good and healthy and there are a lot of good things about it that does a lot of good things for juvenile detention and there is a lot of concern that the state may not fund that in the future. Establishing those programs is an excellent way in which to defer and deter people away from the detention environment and so it is trying to—with its impact trying to get kids out of detention and into program based things that the state is hoping to save money through not having statewide detention dollars that they are spending in the post adjudicated system in order to take that money that they save and put it to these pre-adjudicated and deferral programs so that is the intent of it. **Commissioner Johnson** said so there is no guarantee that it's going to be there but the assumption it sounds like is that our plan is to look into leveraging those dollars in our system. **Mr. Rowe** said absolutely. I think what is going to be there is the mandate from the state to move to these programs such that you can defer kids out of detention so those mandates about having the judiciary look at diversion programs and to have the judiciary looking at ways in which if your technical violator that you're not going to go back into detention if you're into a different program are going to be imposed by the state and hopefully funded by the state.

Commissioner Johnson asked has there been any discussion as to what would happen if they decide to cut this. We know that in the Corrections Department they have undergone millions of dollars in cuts over the past I don't know how many years, is there any thought as to what the Plan B might be because I think that their recommendation is that we would look toward implementing some type of program. **Mr. Rowe** said you are correct and I don't know that there is a Plan B or what would happen if in fact funding savings didn't occur.

Sheriff Ash said, Commissioner, the premises this law will result in about a $72M reduction in state costs for incarcerating juveniles, that that money could then be funneled to state funded evidence based community programs rather than detention. The two scariest words on that slide in the current environment in Topeka are state funded. I think everybody here understands that. **Mayor Holland** said all too well.

Commissioner Walker said your model if I followed it was that by doing this we're going to bring the farm outs back to the jail facility and that we will then have a separate facility. You know when that jail was built it was built with the idea that it was large enough that it would hold any capacity of inmates long into the future that we had. If I recall correctly, it wasn't a matter of a few years before the jail was full and your model and numbers are predicated on it looks like—I guess the question to be brief, have you built into these numbers the future? I mean my experience in life has been jails get larger and fuller, not smaller, not more space accommodating. If we do this and we're at 420 give or take, eventually we're going to have to start farming them out again and I didn't see any numbers built in there as to how that impacts the overall cost factor. I mean if you follow what our experience has been, in ten years there may be 600 people in jail at any given time so do you have a response to that? **Mr. Rowe** said yes and you are correct and again having done jails, courts and juveniles exclusively for the past 20 years I know exactly what you're talking about and the difficult trend is between six and eight percent increase per year for the longest time. Carter Goble Lee who did the study also recognized that with the recession in 2008 began a steep decline in numbers of inmates largely driven by the affordability of states, cities and counties to afford the ability to incarcerate. Just like what you guys have experienced other counties have experienced the inability to afford to incarcerate and, therefore, have strongly looked at programs like what you're doing with Brenda Lieker who is looking every week at how many people can be deterred away from and how many people can get out of jail who are not a danger to society. What's happened is a concerted effort to reduce the jail population both by a conservative nature of saving money and by a liberal nature of wanting to reduce the population of jails. What we're seeing is a national trend both on jails and prisons of a reduced population as a concerted effort of local, federal and state governments so it is a concerted effort that is making this. If that concerted effort stops or declines or changes, the numbers can go back up and will go up. What Carter Goble has based on their modeling is three different models. One that assumes the worst case, one that assumes the best case and then models about five different statistical analysis between those to come up with the projections of a slight two to three percent increase over time here for the next five to ten years. Inside our program—our study is also ways in which as that number increases you can add on to this facility or add adjacent in the land that you had described earlier for future jail for minimum security because your jail right now is very well designed for a maximum and medium facility and so having a lower level offender being able to do a dormitory style setting across the street might be a very viable in which you can expand in the future. I don't think you're done expanding your jail. I wish you were. I hope you're done expanding your jail in my career but that being said there is really no guarantee to the numbers and Carter Goble Lee used the best assessable data they had. I don't think you're going to see a seven to ten percent increase because I don't think it's financially sustainable for counties to do it.

Sheriff Ash said those numbers are in the full study and so they are there. What we're talking about in this is the Mayor asked us to look how we would move forward and how could we break this up into sort of elephant bite size chunks that we could eat at one time. This deals was simply one of what I believe were seven or eight phases in the full study.

Mayor Holland said that's a key part of my piece. I do agree we need to move forward with a Juvenile Detention Center. I want to get our kids out of prison and on track to better community based programming. There are only a handful of kids that needs to be in a maximum security setting. The others are only learning how to be in a maximum security setting and I think we would do better to get kids on a reform track faster in a facility that has stepdown care in it with all the needs in one facility. I do think we have greater needs across the street than this first phase addresses. I do think—we have a lot of deferred maintenance we need to take on. We need to continue the double bunking to bring the farm outs back and we need a new juvenile system. I do agree those are the first three priorities that we need to tackle with a sense of urgency.

The other piece that I want to make sure we don't lose sight of is I think we could do better than that federal courthouse building that we inherited. I think long-term or even medium term I would like to see that come down and I would like to see us build a facility over there that would provide better customer service for our community, better access and handicap accessibility for jurors as jury screening. Looking at the kind of Community Corrections instead of just expanding jail space, expanding our Community Corrections staffing and space; they're crammed in there right now in a building that's probably passed its useful life. I would like to see the next stage starting to take shape as well. The other piece is we have the most beautiful piece of architecture in our entire community in a 100 year old Courthouse that is in significant need of renovation and we're wasting the top two floors because they're just not usable right now with the old jail up there. That needs to be completely rehabbed.

The other thing Judge Lampson was talking about and this would be a great study for the court side to take on which is—you know a lot of communities go to shared space for their courtrooms so you have a couple large courtrooms, a couple medium size courtrooms, and more small courtrooms because most courtroom activity doesn't need a giant theatre, the needs for that are limited, to look at how we could better use our courtroom space in that great architecture.

I think we need to move forward for this, I think we also need to move forward with getting some design concepts and getting the court thinking about what would be the optimal space for the next 50 years of operation and to how to best—in terms of the transport issues and the long-term sustainability of our court system and much needed upgrades to those facilities. Those are big dollar items as well. You know we could add this much again because by the time you do parking and everything you're talking about we're at $24M. We could do that much again renovating that and building a new building. Thoughts that I wanted to put on the table. I just don't want us to think that we're done across the street once we do this, that we have significantly more needs yet and the same low budget. High needs, low income, typical city story.

Mayor Holland asked is there consensus in terms of direction for our Administrator to look into building this into our CMIP Budget for this summer. I don't see any terrible opposition. Anybody very excited about it? **Commissioner Philbrook** said I'm excited, but I'm afraid to get too happy. **Mayor Holland** said so that's the direction we're going to work this in and I would like to see a plan on what phase two and three might look like so we can keep that in the back of our mind as well.

MAYOR HOLLAND ADJOURNED
THE MEETING AT 5:45 P.M.

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Bridgette Cobbins
Unified Government Clerk

dt