

Capital Plan presentation

December 10, 2019

9:04 a.m.

Present: Commissioner Jackson, Commissioner Fund, Becky Butler, Doug Carey, Shad Hail, Steve Walton, Martin Roy, Megan Sibbert, James Hill of KMB Architects, Bill Valdez of KMB Architects, County Manager Erik Martin (9:10 a.m.), Steve Wohld (9:12 a.m.)

Recorder: Rieva Lester

James Hill reviewed key points in the proposed 10-year Capital Project plan:

- Increase parking downtown
- Demo credit union building
- Relocate ballot drop box at central campus
- Construct Juvenile Justice Center
- Move Community Development to downtown
- Move signage shop to Kresky
- Move Motor Pool to signage shop's former site at Central Shop
- Build 911 Center at Central Shop site
- Build new animal shelter, use existing space as overflow

Shad Hail discussed the space and safety concerns at the current Juvenile Court site.

Doug Carey and Erik Martin said the proposed Capital Plan likely will be presented to the commissioners in mid-January 2020.

Doug noted that construction costs can increase dramatically over time, which means the present is always the best time for construction projects. For example, he said, a construction project that was proposed in 1998 had a \$7 million price tag. He said that same project would cost \$35 million to \$40 million today.

Bill Valdez of KMB Architects reviewed the square-footage and parking needs identified for each of the various offices and departments.

Bill reviewed the anticipated costs of the various

The group discussed the high cost of building parking garages in comp

Doug said capital projects typically are paid through:

- REET funds
- One-tenth of 1 percent (for jail projects)
- One-time windfalls

Doug said the REET 1 and 2 bonds expire in 2024 and the jail bond expires in 2027. He said he would like to county to reach out to the state Legislature for funding. He said he'd like to invite lawmakers to tour the Juvenile center.

Doug said other funding options include sales tax measures:

- Two-tenths of 1 percent jail funding
- Three-tenths of 1 percent public safety tax

Shad said a tremendous amount of time and staff support currently is spent merely maintaining the aging Juvenile center, so there would be savings realized in that arena.

Erik discussed other funding possibilities:

- Levy lid lift
- Private financiers
- Legislative support

Erik noted that the commissioners already had set aside 3.5 percent of 2020 sales and use tax for capital projects.

Becky Butler noted that the current Juvenile center is leased and that the lease is for the building and the property, meaning that the county would not have to tear down the existing building.

Noting that he generally prefers to hold on to properties, Erik noted that it may be beneficial to complete a review of county-owned properties to determine whether there are any that should be sold, which would help raise revenue for the proposed projects.

Erik said he would recap the proposal for Commissioner Stamper.

Meeting ended at 10:16 a.m.