

**WORKSHOP OF THE BOARD OF COUNTY COMMISSIONERS
HELD ON JANUARY 22, 2013 AT 1:00 PM
IN THE COUNTY COMMISSIONERS' MEETING ROOM
ROOM 103, ADMINISTRATION BUILDING
ARCADIA, FLORIDA**

The Board of County Commissioners held a Workshop on January 22, 2013 with the following persons present:

Commissioner, Buddy Mansfield, Dist#1
Chairman, Jim Selph, Dist#2
Commissioner, Gabriel Quave, Dist#3
Commissioner, Elton Langford, Dist#4
Commissioner Bob Miller, Dist#5
County Administrator, Guy Maxcy
County Attorney, Don Conn
County Coordinator, Mandy Hines
Eddie Miller, Utilities Director
Office Manager, Lauri Jones

Fire Chief, Glenn Prescott
Transcribing Secretary, Jill Thompson
Purchasing Manager, Cindy Talamantez
Admin. Services Director, Linda Nipper
Facilities Director, Richard Metzger
Sheriff Will Wise
Major Sam Williamson

CALL TO ORDER

9:00 AM

Guy Maxcy stated that the intention of the workshop was to discuss a new law enforcement center. Sheriff Wise stated that Jordan Ahrens, Capt. Ray Kugler and Capt. James Vitali were also present on behalf of the Sheriff's Office.

Mr. Maxcy then reviewed the history of the current County Jail. He also explained that there have been several studies completed over the years to assess the current structure and operational issues due to building limitations. According to reports from 2008, the situation is so severe that planning must begin immediately to replace the jail. Mr. Maxcy asked that the press would not release this information to the public. According to reports from 2010, currently the building is out of compliance with the allowable square footage/area for a building of its classification. Also, due to the age of the facility, this would be an extensive remodeling and renovation and the costs would exceed that of a new stand alone facility. Mr. Maxcy then reviewed a list of the following current issues.

Issues:

- Conditions in the old section of the jail have seriously deteriorated and require extensive renovations.
- Conditions are crowded for staff and inmates
- Design is not ideal for safety and security purposes
- Building does not meet current building codes or ADA requirements
- Serious safety and security issues exist with the continued use of the 1973 section of the jail
- Unable to comply with Federal jail standards and newest mandated Federal law called "PREA"
- Current conditions are not suitable for current or future law enforcement, communications and detention requirements

Captain Ray Kugler explained that PREA stands for Prison Rape Elimination Act which requires

certain inmates to be housed in certain areas. He stated he does not have those areas in the current jail.

Mr. Maxcy stated a Site Selection Committee was formed. He explained that while using recommendations from the feasibility studies, the committee has examined several sites and conclusion on the optimal location for a future Sheriff's Office. Mr. Maxcy stated that nothing can be finalized without further investigation in all decisions or pending future negotiations and Board approval. He suggested the next step would be to negotiate for purchase of property.

Chairman Selph questioned Mr. Maxcy if the purchase of the property is included in the total package. Jim Gallahan with Gallahan Financial Services spoke on the subject. Mr. Gallahan explained that currently the best option for borrowing money for the County is to issue bonds. He also stated that 30 year financing can be done on this project. Mr. Gallahan explained bonds and interest rates; right now this project could possibly be financed under 4%. Further discussion was had regarding:

Financing Options

- Issuance of Bonds
- Private/Public Loans
- Builder Finance

Don Conn commented that Mr. Gallahan had spoke about revenue bonds. They are basically pledging existing revenues to secure the bonds to ensure the bond holders are repaid. Mr. Conn explained that would not require an increase of ad-valorem taxes or a referendum. Mr. Conn stated there was a discussion with the bond council on the possibility of forming an MSTU (Municipal Services Taxing Unit). Mr. Conn requested that there be no discussion at that time regarding a particular site. There will be further negotiations with property owners on the best price available for the County. Linda Nipper commented that the County would be required to have more funds available to pay additional debt. She also commented there are ways to accomplish that without raising the ad-valorem. Further discussion was had regarding plans for the old jail, and the areas in which money could be saved.

Ms. Nipper stated that the City of Arcadia would like the County to take over the MSBU which was in the contract to take place at a certain time. Ms. Nipper stated in order for that to take place, a letter from the City would be necessary.

Commissioner Miller commented he has no details regarding the workshop and needs more information on the matter. He also suggested that the County may want to create a work camp, renovate GPW and house those inmates at GPW. That would reduce the number of current inmates in the jail. Major Sam Williamson stated that only sentenced people could be housed at a work camp. Sheriff Wise stated that the Probation Department already has a similar program. Commissioner Selph questioned Sheriff Wise on the use of GPW and DCI as an alternate for a jail. Sheriff Wise explained why those facilities would not be sufficient.

There was further discussion by the Board regarding the rates on bonds, loans and total interest paid. Commissioner Langford questioned Sheriff Wise on what the costs are annually to maintain the current jail; also Commissioner Mansfield questioned what would be done with the old jail. The Sheriff commented that info could be provided at the next workshop.

Commissioner Miller suggested a possible increase in Millage rates by 1. Commissioner Langford commented that everyone pays the MSBU regardless of exemptions and a millage increase would

affect everyone that pays taxes. MSBU is fair across the board. Commissioner Langford stated that the ad-valorem is determined on what someone owns and is not as fair and feels MSBU is more practical.

Sheriff Wise stated that ultimately the responsibility is on himself and the Board but he does not want to be forced by a higher authority to build a new facility. Sheriff Wise also stated that previously Monroe County was under a Federal Court mandate and required to build 2 new facilities and for 15 years the facilities were monitored by the courts to verify all of the demands were met that were made.

Mr. Maxcy thanked everyone for attending the workshop and reminded the Board of the decisions to be made in the future. He also announced that the second workshop regarding the fire station would be scheduled for the fourth Tuesday in March at 1:00pm.

PUBLIC COMMENT

Ed Johnson commented that most jails do not last a long time and also spoke about his involvement in the construction of jails. Mr. Johnson does not recommend building a 20 year jail and financing the facility for 30 years. Mr. Johnson stated he does not agree with a tax increase and he is not sure that the current jail needs to be replaced.

ADJOURNMENT

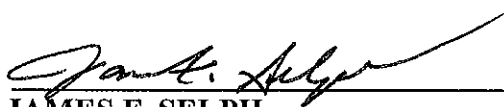
There being no further business, Chairman Selph adjourned the meeting at 10:16 AM.

ATTEST:

**BOARD OF COUNTY COMMISSION
DESOTO COUNTY, FLORIDA**



C. GUY MAXCY
COUNTY ADMINISTRATOR



JAMES F. SELPH
CHAIRMAN