

SPECIAL SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

September 4, 2008

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session September 4, 2008 at 7:00 p.m. at the Courthouse in Austin, Minnesota.

All members present, viz: Richard Cummings, Chair
 Raymond Tucker
 David Hillier
 Dave Tollefson
 Dick Lang
 Craig Oscarson, County Coordinator

Also present: Randy Lindemann and Mike Clark of KKE Architects, David Foley of Knutson Construction, George Eilertson of Northland Securities and staff

The Chair called the meeting to order indicating there would be no action taken by the Board at this meeting. County Coordinator, Craig Oscarson, outlined the purpose of the meeting and introduced the presenters.

Randy Lindemann and Mike Clark, KKE Architects, presented to the Board the Design Presentation. This included the Site Plan, Site Development, Geothermal Site possibilities, Design Development and Staffing Models.

David Foley, Knutson Construction, presented to the Board the Construction Cost Presentation. This included an executive summary of the estimated construction costs including a design and estimating contingency. The estimated cost of construction totaled \$28,288,856.

Mike Clark, presented a Cost Comparison Matrix that compared the cost estimates of construction materials prepared by KKE Architects' estimating services (PPM) (\$24,639,853) and Knutson Construction (\$24,913,540). The differential was one percent.

Mike Clark then presented to the Board a Schematic Design Report and a Design Development Report that included Site Acquisition Costs; Site Development Costs; Building Construction Costs; Furniture, Fixtures, Equipment and Communications; Professional & Legal Fees; Inflation, Contingencies, etc. and Rebates. The probable project costs are estimated at \$35,980,118.

The floor was opened for staff input. There was none.

There was discussion by the Board. The Board discussed the jail design in terms of bunking, size, Huber in-mates ingress and egress, staffing and geothermal. The Board discussed parking and public access to the facility.

Commissioner Tucker, on behalf of the building committee, indicated that there was "sticker shock" with the project but that the committee had worked hard to trim the project at every possible point trimming an additional \$1.5 million.

Commissioner Hillier stated that there is wisdom in not sacrificing function now during construction when there is the possibility of additional needs in the near future. If it is not taken into account, the Commissioners have not done a proper job.

The public was invited to comment and ask questions. Three members of the public asked questions concerning the jail design, costs and bonding.

George Eilertson, Northland Securities, reviewed possible estimated tax increases for homestead and non-homestead and residential and agricultural tax payers with an estimated \$32 million bond.

The Coordinator noted that the Board had recently acted to use unbudgeted wind energy revenues towards bond payments. It was also noted that the jail will have a maximum capacity but it will be different from the functional capacity. Functional capacity takes into account the various classifications of inmates which results in an inmate occupancy that is lower than the number of actual beds.

It was noted that Mower County had investigated the possibility of having a joint facility with either Freeborn or Steele Counties but that there were too many stumbling blocks for a viable solution.

Copies of the Design Development Report and Cost Presentation are on file in the office of the County Coordinator.

The Chair Commissioner Cummings declared the meeting adjourned at 8:50 p.m. until September 9, 2008 at 8:30 a.m. Motion carried.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Coordinator

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