TIPPECANOE COUNTY COUNCIL
TIPPECANOE COUNTY COMMISSIONERS
JOINT MEETING
July 2, 2008

The Tippecanoe County Council met at 7:00 p.m. Wednesday, July 2, 2008 in the Tippecanoe Room in the County Office Building. Council members present were: President Thomas P. Murtaugh, Vice President Kevin Underwood, Betty J. Michael, Kathy Vernon and Andrew S. Gutwein. Commissioners present were: President Ruth E. Shedd, Vice President John L. Knochel, and Member KD Benson. Others present were: Auditor Jennifer Weston, Attorney David W. Luhman, and Secretary Jennifer Prange.

Council President Tom Murtaugh called the council meeting to order.

Commissioner Ruth Shedd called the commissioners meeting to order.

DLZ – Eric Ratts

Eric Ratts from DLZ opened the meeting to discuss the design of the Juvenile Justice Center. Mr. Ratts thanked the commissioners, council, Rebecca Humphrey, attorney's, user groups, and the public for their assistance in the design process. He also thanked Mike McMillen for his continued service to Tippecanoe County and his continuing support with the project.

Jeff Hirsch, DLZ, provided information regarding the future construction of the Juvenile Justice Center on the Duncan Road site. The current plan includes Intake Admissions, Housing/Detention, and Alternative Services. DLZ created an overall master plan to include potential future construction of a central distribution center, the addition of juvenile courts, as well as office and storage space for TEMA.

Scott Carnegie, Senior Designer, DLZ presented an overall layout of the Juvenile Justice Center to include Intake Admissions, Housing/Detention, and Alternative Services. The new center will offer detention housing, health services, visitation, recreation, alternative services and support spaces.

Eric Ratts gave details on the building/design and green elements. He described uses for uses for rain water, recycled materials, day lighting, energy recovery, and mechanical systems to preserve energy.

Paul Downing and Rebecca Humphrey discussed the programming of the services. The facility will be operated 24 hours a day, 7 days a week, and share various services with the jail. In an effort to reduce cost for the center, meal and laundry services will be provided by the jail and landscaping services will be performed by jail inmates. Director Humphrey explained in the Juvenile Justice Center various services provided in one location where the youth will receive more effective, consistent treatment and employees are able to work cohesively to better serve the youth. Cary Home will continue to serve youth after release from the Juvenile Justice Center; transition services will offer a continuum of care needed to keep youth from re-offending.

Alternative services will be provided at the facility to include home detention, truancy mediation, diversion programming and JAMS. Alternative services will have the opportunity to increase their customer base with additional space to serve youth in the new center.

Director Humphrey discussed the option of other counties using the Juvenile Justice Center. Although transportation will not be immediately available, several counties are interested in further discussions. There is also interest in the type of programming offered and the recidivism rate. Paul Downing provided additional staffing requirements to operate the Juvenile Justice Center. When the center is open it will require 29.5 full-time staff members and 6.5 part-time staff with a portion of the staffing funded by grants.

Steve Habben from Kettlehut Construction spoke regarding construction cost for the Juvenile Justice Center. Mr. Habben confirmed the commissioners and council members have elected to proceed with two different building design options. Option 1/A would include Intake Admissions and Housing/Detention areas only. Option 2/B would include Intake Admissions, Housing/Detention, and Alternative Services. Estimated costs are as follows:

Option 1/A – 52,295 square feet	
Site Development Costs	$ 1,515,922
Building Costs	$11,294,031
Total Hard Construction	$12,809,953
Soft Costs	$ 2,847,250
Total Probable Project Costs	**$15,657,203**

Option 2/B – 60,940 square feet	
Site Development Costs	$ 1,548,206
Building Costs	$12,829,928
Total Hard Construction	$14,378,134
Soft Costs	$ 3,260,868
Total Probable Project Costs	**$17,639,002**

Project Schedule for 2008

July 2	Schematic Design
September 2	Design Development Presentation
November 3	Construction Documents Presentation
December 9	Receive Bids
December 15	Award Owner/Contractor Agreement
December 22	Start Construction
June 2010	**Substantial Completion/Transition**
July 2010	**Owner Occupancy**

Greg Guerrattaz, Financial Solutions Group, acknowledged the county has indeed been preparing for the construction of the juvenile facility for a few years. Auditor Weston reported the county has earmarked $500,000 a year for five years to fund expenses for the center or land costs. Mr. Guerrattaz confirmed Tippecanoe County is a debt frugal community. The proposed debt financing for the Juvenile Justice Center will not increase the income tax rate or the property tax rate in Tippecanoe County. Mr. Guerrattaz outlined the proposed financing as follows:

Estimated Sources and Uses of Funds

Sources of Funds	**Option 1/A**	**Option 2/B**
Bond Proceeds	$17,450,000	$19,600,000
Cash Contributions	$ -	$ -
Estimated Interest Income	180,000	200,000
Total Sources of Funds	$ 17,630,000	$19,800,000
Uses of Funds		
Construction Fund	$ 15,657,203	$ 17,639,002
Land	-	-
Capitalized Interest (1)	-	-
Debt Service Reserve Fund (2)	1,494,485	1,658,670
Cost of Issuance	125,000	125,000
Rating and Bond Insurance	140,000	145,000
Underwriter's Discount	174,500	196,000
Miscellaneous and Rounding	38,812	36,328
Total Uses of Funds	$17,630,000	$19,800,000
Average Annual Payment	$ 1,463,060	$ 1,636,722

(1) Assumes that bonds are not issued as a lease and that income tax revenue will be available in the 2009 budget for debt service

(2) Assumes income tax based bond; reserve fund might be eliminated through the use of a surety bond

PUBLIC COMMENT

Jay Blackwood, West Lafayette, supports the idea of the Juvenile Justice Center in Tippecanoe County. Mr. Blackwood is employed by the DOC at Logansport State Hospital and suggested if the state is reimbursing counties for cost of housing DOC inmates the county should see a savings from those expenses.

Lynn Flint stated we can't afford not to build the center. Shed added these children are our future and we need to build the center and treat our youth in our county.

John Dennis, West Lafayette Mayor, thanked the council and commissioners for working diligently to bring a juvenile center to Tippecanoe County. As a former police officer, Mr. Dennis witnessed the need for a juvenile center. He added juvenile offenses haven't changed over the years and our county would benefit from a center to rehabilitate our youth.

Joe Vanable, a member of National Alliance of Mental Illness, supports the idea of the juvenile center. He reported 75% of juveniles in detention are mentally ill. He would like to see mental health issues addressed in the new Juvenile Justice Center. He stressed the importance of treatment as opposed to just a detention facility.

Judge Loretta Rush, reported mental health is one of the most important assessments for juveniles facing detention. She explained funding is available statewide through grants for mental health assessments and treatment. The Juvenile Justice Center will not be an acute mental health placement center but will be a stabilization point for a child.

Kevin Koors, Lafayette, stated he has followed this project for the past few years. He doesn't want to see taxes increase for the project, but is in support of the center if it has a reasonable amount of success and is efficient and effective. As a CASA volunteer, he has witnessed the importance of an in-county facility to allow volunteers and family members to be a part of treatment.

Kurt Wolf, Lafayette, stated as a police officer he has worked with the juveniles for twenty years in Tippecanoe County. He explained how the center's immediate assessment and intake will affect the youth offenders and assist law enforcement personnel. In his perspective, Mr. Wolf believes having a local youth detention center will allow the county to implement individualized programming.

Michelle Blaas, Lafayette, said she would like to see the proposed Juvenile Justice Center plans be put on hold until the Taxpayer's Advocacy Group has a chance to review public records requested from the county. She is interested in the cost to build the Juvenile Justice Center and the ability of the county to operate the center. She doesn't know if the youth will return to the community better off than when they entered the Juvenile Justice Center.

Joshua VanderPlaats, Lafayette, reported as a juvenile probation officer he witnesses the strain on the community and our youth without a center for immediate intake. He stressed as a probation officer he is often called in the middle of the night to make a quick decision on the treatment of a youth offender. He added this is a stressful part of a probation officer's job. A center will provide an immediate evaluation after the offense has occurred and rely less on a probation officer's immediate decisions. He believes as parents and community leaders we have an ethical responsibility to assist these children. The center will alleviate a portion of the stressful workload that officers face daily. He urged the council and commissioners to vote in favor of the center.

Jeff Reed, said we lose control of our children when they leave this community for detention. We have no control of the offenders that are hurting our children. He urged the council and commissioners to pursue building the center before it gets out of control.

Dan Towery, West Lafayette, said he is impressed with the presentation regarding the Juvenile Justice Center. He believes the county will be proud of the center in the future and stated the county needs to take bold action to pursue the construction of the facility.

Mary Hood, a CASA volunteer, expressed how difficult it is for volunteers and parents of detained youth to participate in their treatment when in detention out-of-county. She added how important direct contact is and believes the facility will benefit from the structured programming and close contact it will provide for volunteers and family members.

John Basham, supports the Juvenile Justice Center with all the phases to include the courts, juvenile alternatives, and youth detention. He urged the council and commissioners to think about the cost involved and work diligently to reduce the cost involved to build the center.

Dan Hollingsworth, explained he is the parent of a child in detention with mental illness. With a mentally ill child in detention, Mr. Hollingsworth applauded the work done by our community youth advocates. He stressed the importance of a local facility and how it may have helped his personal situation. He urged

community leaders to build the facility to provide a tool for our community to assist as many children as possible.

Perry Barbee said a center is needed for the children that depend on us in our community. He supports the center and encouraged the commissioners and the council to take the necessary steps to build the Juvenile Justice Center.

Terry Masterson, suggested the juvenile caseload has risen in the past ten years by tenfold. He recommended the county pursue the reason for increase in youth offenses. Mr. Masterson proposed community leaders take 90 days to allow for Taxpayers Advocacy Group to review public records. He believes the county could use the 90 days to gather more information on reimbursements/funding changes from the state.

Sheriff Tracy Brown recounted how community leaders have considered this project for many years. He discussed how building a youth detention facility 15 years ago could have prevented problems occurring today with adults and juveniles. Sheriff Brown explained how youthful offenders are taking part in major offenses throughout the county. Tippecanoe County does not have programming to rehabilitate adult offenders, but suggested how we can work towards rehabilitating our youth. He shared his concern for operational cost for the Juvenile Justice Center. Sheriff Brown commented "not building a center now would be wrong and our predecessors will have a heavier price to pay".

Kipp Scott, stated as the Chief Probation Officer for Tippecanoe County, he works with caring, dedicated individuals that treat our children. He said the growth of the county has affected the type of children we are treating. A youth detention center will assist Probation Officers in identifying the needs of our youth and types of treatment received in rehabilitation. If a center is not built, he anticipates probation officers taking on cases of major offenders because of the backlog in the probation office. He is in favor of the facility and believes it is imperative to treat all offenders.

Judge Tom Busch, shared his support of the Juvenile Justice Center. He explained it is timely and our county needs to address youth detention issues sooner rather than later.

Judge Loretta Rush thanked everyone taking part in this meeting. She explained she is devoted to making this a wonderful facility and has high expectations for her staff and court staff involved in juvenile cases. She said this is a defining moment for Tippecanoe County and the future of our youth.

Councilmember Kemper agrees with the concept of the Juvenile Justice Center. He is concerned with the cost of the facility but believes the council and commissioners can work together to make this center affordable for the county.

Councilmember Murtaugh stated he is encouraged by the information received from DLZ. He added operational costs seem feasible and this is a prime opportunity to move forward.

Commissioner Benson explained we have nationally known experts working on our team. Tippecanoe County can proceed with this center without raising taxes and take a step towards reducing the recidivism rate. She described how programming ideas have come together and the cost for the center more affordable. She is positive this will make a significant change to the community.

Councilmember Vernon stated she appreciates the public being involved and listening to the stories and how the center can help our community. She would like to meet again in the evening and allow the public another opportunity to discuss the Juvenile Justice Center's operational cost.

The council opted to recess for public meeting for further discussion and public comment on the Juvenile Justice Center on July 15, 2008 at 7:00 p.m.

- Commissioner Knochel moved to adjourn.
- Councilmember Benson moved to recess until Monday, July 7, 2008 at 10:00 a.m.

TIPPECANOE COUNTY COUNCIL

absent
Thomas P. Murtaugh, President

Kevin L. Underwood, Vice President

Andrew S. Gutwein

Attest:
Jennifer Weston, Auditor

Betty J. Michael

David S. Byers

Jeffrey A. Kemper

absent
Kathy Vernon

BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Ruth E. Shedd, President

absent
John L. Knochel, Vice President

KD Benson, Member

ATTEST:
Jennifer Weston, Auditor