

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 1/30/2022

Weekly Agenda Date: 2/7/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors J. Taylor/M. Nelson

WORDING FOR AGENDA ITEM:

Give Direction to Begin Long-Term Planning for Potential Climbing Hills Building Replacement for Emergency Services

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

During the last 9 years, we have engaged in long-term planning to include replacement of the failing Law Enforcement Center, energy inefficiencies, an underutilized Prairie Hills building, a hundred-year-old "county farm," failing terra cotta/courthouse windows, and roads. We will now have a new jail, all-LED lighting, a Sheriff's training center in place of the now-demolished Prairie Hills building, courthouse windows replaced and terra cotta secured, a 10-year plan to borrow from future CF industries through tax increment financing and build back a 4-6 inch gravel base, and the farm sold to help keep taxes flat. We should continue to evaluate long-term planning as it relates to the Courthouse, Trospen Hoyt, and Emergency Services.

BACKGROUND:

The building at Climbing Hills has had several issues that have come back before the Board of Supervisors to include the need for tuckpointing the building, which is a very expensive proposition not to mention the high cost and ill-advised retrofit of the HVAC system there. Additionally, energy efficiencies should be studied from a cost-benefit analysis to see over 10 and 20 years time less rebates what upfront costs in a more efficient building would be versus the old. Additionally, the Sheriff's Office Training Center was something we originally put forward as a promise when fears were that law enforcement personnel would simply lose training space. We followed through on that promise, but the roadmap and blueprint can serve as one for this present problem:

- 1) Direct Kenny Schmitz to work with Emergency Services Director Scott Mitchell for a rough scope of magnitude
- 2) Identify additional needs/wants (differentiating between the two) and a working plan not to exceed \$1.2 million
- 3) Identify sources of funds to include a 5 and 10 year plan of payback (most likely from Gaming Revenue) in working on a potential lease-purchase agreement
- 4) Identify problems or risks associated with the problem (leech field) and recommendations for current building that could re-purpose rather than demolish the building, e.g. storage, etc.
- 5) Come back to BOS with an approvable plan within 4-8 weeks

FINANCIAL IMPACT:

The impact could be anywhere from \$500,000 to \$1.2 million but the impact should be predicated on having options. The amount of revenue could come--as it did with the Sheriff's Training Center--through gaming revenue regularly scheduled on a program ranging from \$75,000-\$120,000 per year for 5 or 10 years.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve giving direction for recommended steps for Building Services Director to study alternatives to Climbing Hill Building and bring back a recommendation.

ACTION REQUIRED / PROPOSED MOTION:

Approve giving direction for recommended steps for Building Services Director to study alternatives to Climbing Hill Building and bring back a recommendation.