

Administrative Services Committee Meeting
Douglas County, Nebraska
Monday, January 7, 2019

The meeting convened at 2:00 P.M. in Room 903, Omaha-Douglas Civic Center, 1819 Farnam Street, Omaha, NE. A copy of the Open Meetings Act is located on the wall near the entrance of the room. A notice of the meeting was published in the December 31, 2018, issue of *The Daily Record*. County Commissioners present at the meeting were Jim Cavanaugh, Clare Duda, and P.J. Morgan. Others present included Patrick Bloomingdale, Diane Carlson, Leia Baez, Joe Lorenz and Mike Dwornicki, Administration; Jerry Leahy and Jeff McGill, Public Properties; David Sleeter, 911/Communications; Michael Myers and Amber Redmond, Corrections; John Ewing, Mandy Kincaid, Mike Fay and Tim Cavanaugh, Treasurer; Tim Dunning, Sheriff; Bob Nord, DOT.Comm; Joy Suder, Suder Law; Chris Burbach, Omaha World Herald; Norma LeClerc, Carole Zacek, Greg Sechser, Constance Meirendorf, Michael O'Hara, Luis Jimenez, Paul Bellingier; and Kim Bollow, Clerk/Comptroller. Commissioner Cavanaugh chairs the committee.

A video recording of the meeting is available on the Douglas County Website:
<http://commissioners.douglascounty-ne.gov/board-meetings/videos>.

Time markers for when each topic/item occurs during the video are in parentheses.

Introduction (0:00 to 1:16) Commissioner Cavanaugh opened the meeting, introduced some staff and reviewed the agenda.

1. County Treasurer Space Needs / Strategic Planning (1:16 to 19:15)

Treasurer John Ewing: relayed his office has been working on a comprehensive plan. He gave an update on customer service locations, dollars saved from past and upcoming moves, and the effort to right-size customer service centers. Treasurer Ewing reviewed Attachment A, "Treasurer Office Location Review, January 7, 2019." He also provided a few highlights of the Fitzgerald Home blueprint (Attachment B), and mentioned possible future cost savings. Treasurer Ewing relayed possible moves of the accounting department, depending on other courthouse space changes. He referred to the Public Properties Department for questions on how leased spaces will be managed once County offices vacate.

Commissioner Cavanaugh: introduced a picture on trifold depicting Treasurer locations and reviewed some points on Attachment C, "Proposed \$120 Million Bond Offering" (prepared by Joe Lorenz). He asked questions regarding Treasurer Department square footage.

Commissioner Morgan: commended Treasurer Ewing and his staff. He also provided advice on lease negotiations.

Commissioner Duda: asked how Treasurer Ewing will manage leased spaces after State offices vacate.

[Some attendees left the meeting at the end of this agenda item.]

2. **Justice Center Update** (Agenda items #2 and #3 were combined, 19:43 to 1:28:26)
3. **MUD Site Acquisition**

Commissioner Cavanaugh: introduced this next agenda item and some County staff.

Jerry Leahy, Public Properties: provided an update from Public Properties Department regarding the MUD building purchase. He expects construction to move swiftly, and he mentioned some expected features.

Commissioner Morgan: added there will be a covenant to keep the MUD building exterior intact for the next 50 years, while the interior will be revised for County purposes. He clarified which space will be part of a space study; relayed there is some design work completed; provided opinion on design ideas including a potential tower. Commissioner Morgan is expecting more discussion of the proposed justice center in relation to juvenile justice reform and is concerned of potential higher costs to separate phases. He explained how a 501c-3 works and relayed thoughts on interest rates, bonds, and timing.

Commissioner Cavanaugh: concerned about OHA building being vacant and the rental agreement terms; asked for timeline or closing date on the MUD building; concerned about timing for space study in relation to opening of new annex; asked when the previous design is getting redrawn for the new footprint. He referred to a discussion of separate phases suggested by Commissioner Boyle. He gave an alternative to a 501c-3 as well as alternatives to transportation and security of juvenile defenders.

Mr. Leahy: expects closing date for the MUD building to be on or about April 15th, depending on financing and bonds. He gave an update on the OHA site, relaying the current status of bids to renovate. Mr. Leahy said he has ideas on how to utilize the OHA space, he thinks the Building Commission is doing a study on space needs of Courthouse and Civic Center and wants OHA included in that study. He prefers the County to own land that it might need for future and he relayed OHA is an optimal tenant (Commissioner Morgan agreed).

Commissioner Duda: relayed the space study for Courthouse and Civic Center has not started, it will be facilitated by the Building Commission, timing is undetermined but might begin after the general court vacates the current building & also after the annex is built. Reminded all of next steps with County Board, City of Omaha, and Building Commission regarding bonds process.

Patrick Bloomingdale, Administration: concurred with Commissioner Duda to wait for the space study. He reminded of the first public Power Point presentation to the County Board in May/June, 2018; mentioned the space study is not complete yet and there is no calendar available for the Unified Juvenile Justice Center Development Corporation (JCDC). Mr. Bloomingdale provided thoughts on OHA lease terms and he reminded of the benefits with having youth near the court house with a secured connection to an attached juvenile detention center.

Diane Carlson, Administration: relayed there is no upcoming meeting scheduled for the Unified Juvenile Justice Center Development Corporation (JCDC).

Luis Jimenez, citizen: spoke of concerns regarding the justice center as opposed to juvenile justice reform and transportation of juvenile defenders.

Paul Bellinger, citizen: asked of alternates to a 501c-3.

Commissioner Cavanaugh: referred back to Attachment C. He estimated possible cost savings and additional timing if there was a public vote. He referred to other instances of public votes for bond and public safety issues in 2014 and 2016 which did not cause tax increases.

Commissioner Morgan: provided future scenarios and past experience with interest rates, recession, special elections, timing and effects.

Carole Zacek, citizen: expressed concern to have a vote of the people, especially with a potential change in downtown commerce from the presence of a juvenile detention center.

Commissioner Duda: relayed concern with Attachment C data in relation to waiting too long and losing buying power.

[Commissioner Morgan left the meeting at this time.]

Joy Suder, Citizen/Suder Law: provided her views on juvenile court, detention and rehabilitation; relayed a national trend on eliminating the use of youth detention and avoiding youth sent to other states. She reviewed current applicable laws, she mentioned a report by the Juvenile Justice Institute (JJI) regarding kids growing out of bad behavior. She relayed upcoming new practices including a new juvenile reception center at the Child Savings Institute starting in March; graduated sanctions beginning in April 2019 (new process for detained youth which should decrease number detainees, since probation violations are common issues), and new grounds for detention beginning in July 2019 including new laws detailing why children can or cannot be detained. She explained the risk assessment Instrument process, lack of housing rather than detention, loss of placement in group homes, and the correlation to have fewer kids in detention if fewer kids are prosecuted.

Commissioner Cavanaugh: reviewed current youth detention center population and the Chinn Study recommended capacity. He relayed his concerns on current population not fitting into the proposed new building space.

Constance Meirendorf, citizen: asked Ms. Suder about funding diversion programs instead of a new detention facility.

Ms. Suder: explained LB 1112 and youth center population numbers already decreasing but not at a rapid rate. She relayed the current youth center is not ideal, she doesn't believe it should be retrofitted, and she wants to avoid kids being transported with shackles and sitting in holding cells for hours.

Norma LeClerc, Citizen: concerned how there will be lower numbers of youth detained; shared how to possibly use space better at the 42nd Street facility.

4. **Public Safety Bond Update** (1:28:30 to 1:33:40)

Jeff McGill, Public Properties: provided an update on the West Campus construction on Attachment D, "West Campus Update: January 7, 2019," and input on Attachment E "DC Correction Center Update: January 7, 2019."

Mike Myers, Corrections: reviewed the two phases related to Corrections facilities on Attachment E.

Commissioner Cavanaugh: reviewed potential completion dates for the two projects, commending Public Properties on them being on-time and on-budget.

5. ***Other Business***

None.

The meeting adjourned at 3:33 P.M.