

CARBON COUNTY DETENTION FACILITY COMMUNITY INFORMATION MEETING

**Mail Ballot Election
August 3, 2021**

✓*ote*



Construction Bond

Operating Mill Levy

All information presented is available on the Carbon County Website:

<https://co.carbon.mt.us/construction-issues/detention-facility-planning/>

NOTICE:

List of online services
COVID-19 information at carbonalert.org
Detention Facility Planning



Departments ▾ Forms & Resources Contacts **Construction & Issues ▾** Employment Bids/RFPS County Boards

Detention Facility Planning

 [Community Information Meeting Schedule](#) and [PowerPoint Presentation](#)

 [Carbon County Detention Facility Committee Meetings](#)

Community Information Meeting

Participant Introductions:

Hal Lewis – *President, Detention Facility Committee*

Committee members

Josh McQuillan – *Carbon County Sheriff*

Commissioners – *Bill Bullock, Scott Blain, Scott Miller*

Shane Swandal – *Owner's Representative, Hulteng Inc*

Gary Levine – *Spectrum Group Architects*

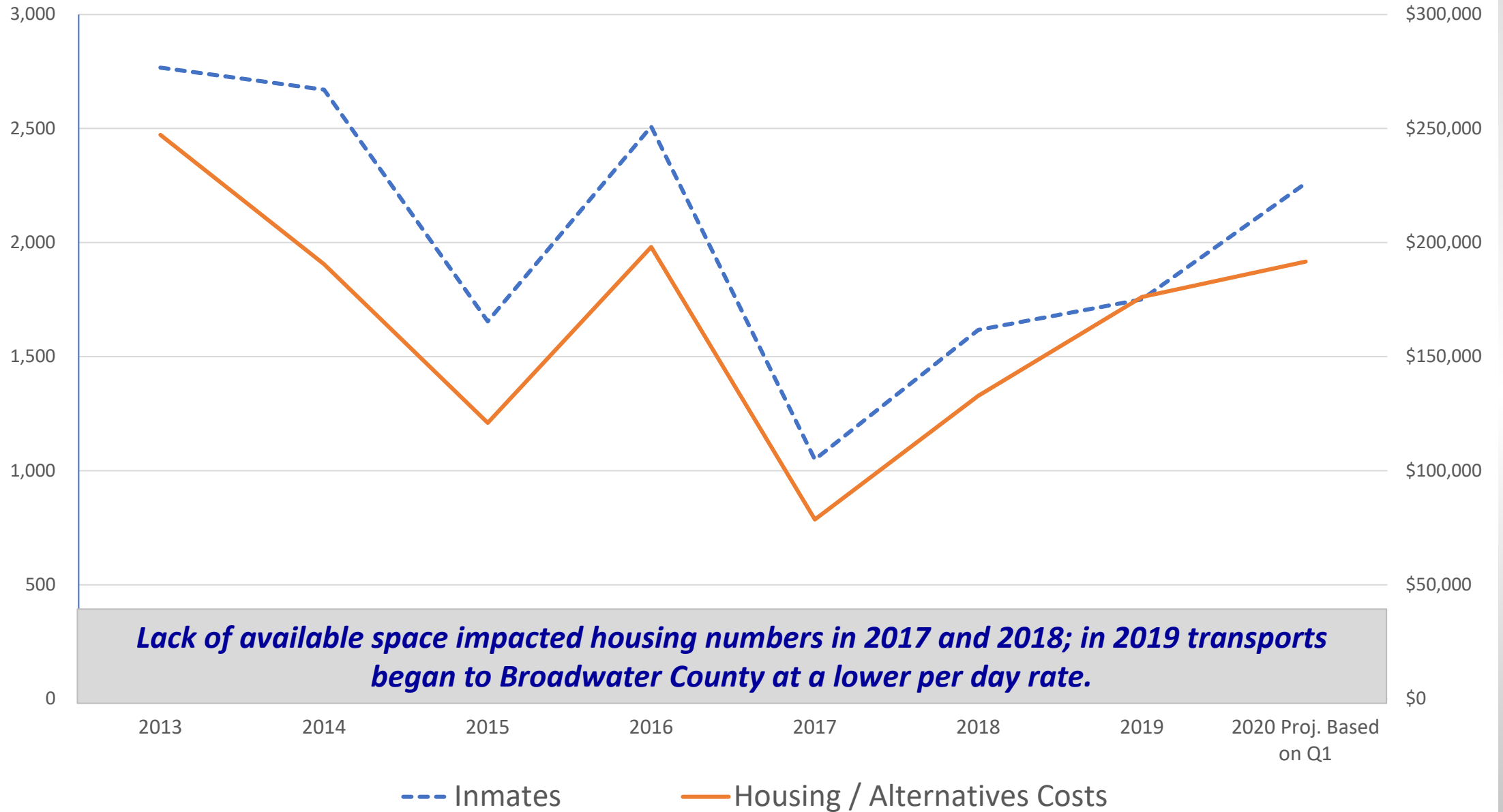
History

Date	Event
1982-07-08	Discussions begin regarding remodeling jail to meet federal requirements
1990-08-02	County looks at constructing a new Criminal Justice Facility to include a 10-bed detention
1992-11-03	Bond measure for a \$1,950,000 Criminal Justice Facility fails 1633 to 2689
1994-11-08	Loan measure for \$350,000 Courthouse Renovation fails 1719 to 2428
1997-12-11	Sheriff McGill receives inquiries from the State and ACLU regarding operations of the county jail
1999-12-16	Sheriff Schroder concerned with jail being at capacity and the lack of prisoner supervision in the facility
2000-11-16	Architect estimates 12-bed facility would cost \$1,159,895
2001-06-28	County contracts with Yellowstone County for inmate housing
2001-06-30	Carbon County facility officially closes

Recent Issues

2005-04-28	Discussions regarding overcrowding at YCDF
2014-12-01	Interlocal Agreement with Gallatin County for detention Services signed
2015-04-16	Determination from County's Liability Insurance that there is not coverage for inmates housed out of state (Cody) or in other facilities not run by a Montana county (i.e.: Hardin)
2015-10-26	Sheriff McQuillan meets with Commissioners regarding Gallatin County Detention being at capacity; discussion regarding the impact to operations due to prisoner transports
2015-12-10	Commissioners approve Agreement with Rosebud County for Inmate Detention (\$60/day)
2019-05-06	Meeting with Stillwater Co. Commissioners and Sheriff regarding building a detention facility; Stillwater would be interested in contracting for 30 beds

CARBON COUNTY INMATE HOUSING



***Why can't
the Sheriff keep
transporting
to other
counties?***

Yellowstone County Detention Facility: Billings



Transport Cost: \$205.54/trip
Boarding: \$100.00/day
Deputy/Reserve Time: 2 hours each

Gallatin County Detention Facility: Bozeman



Transport Cost: \$514.43/trip
Boarding: \$75.00/day
Deputy/Reserve Time: 5 hours each

Broadwater County Detention Facility: Townsend



Transport Cost: \$852.43/trip
Boarding: \$65.95/day
Deputy/Reserve Time: 9 hours each

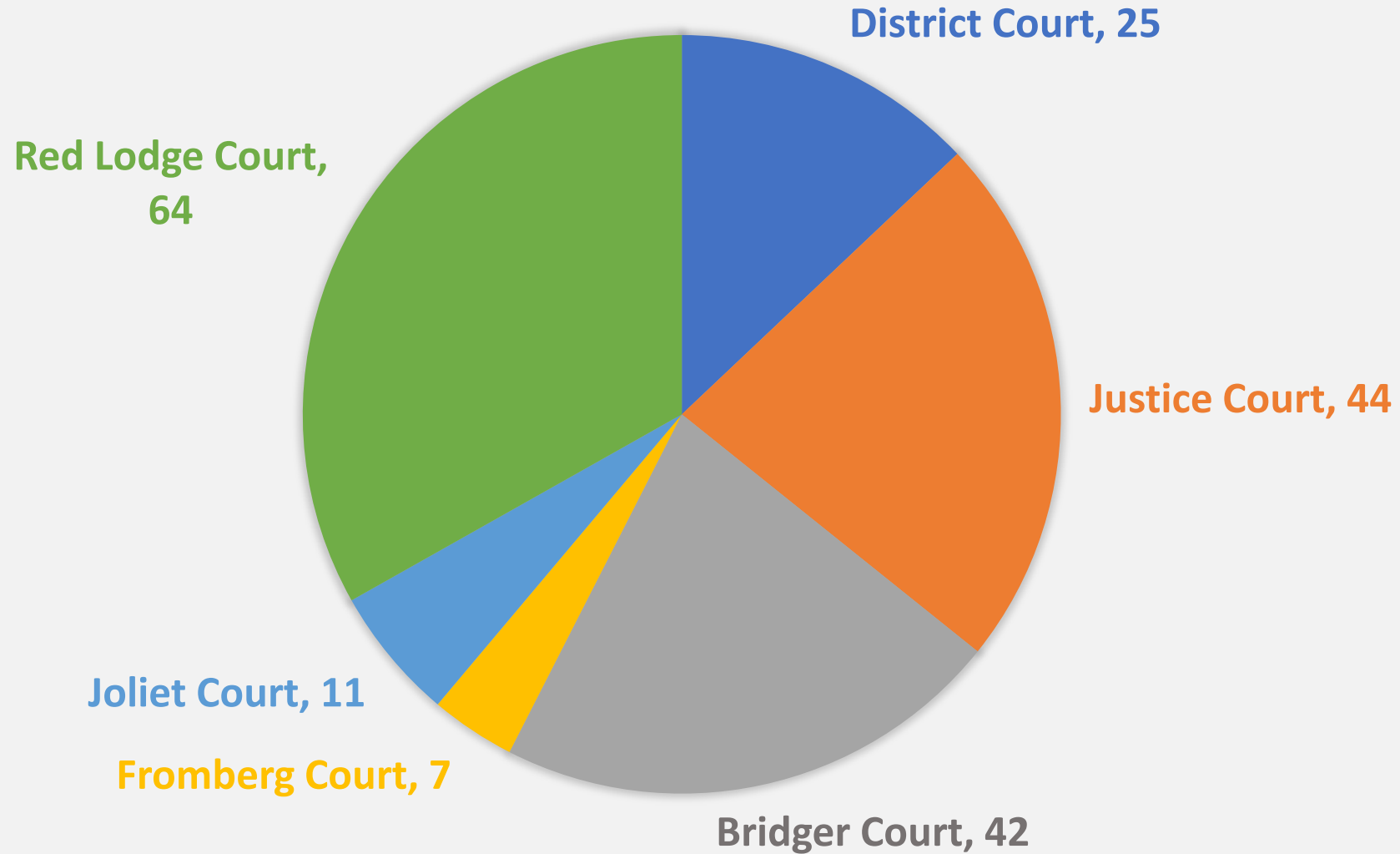
Rosebud County Detention Facility: Forsyth



Transport Cost: \$529.51/trip
Boarding: \$69.00/day
Deputy/Reserve Time: 5 hours each

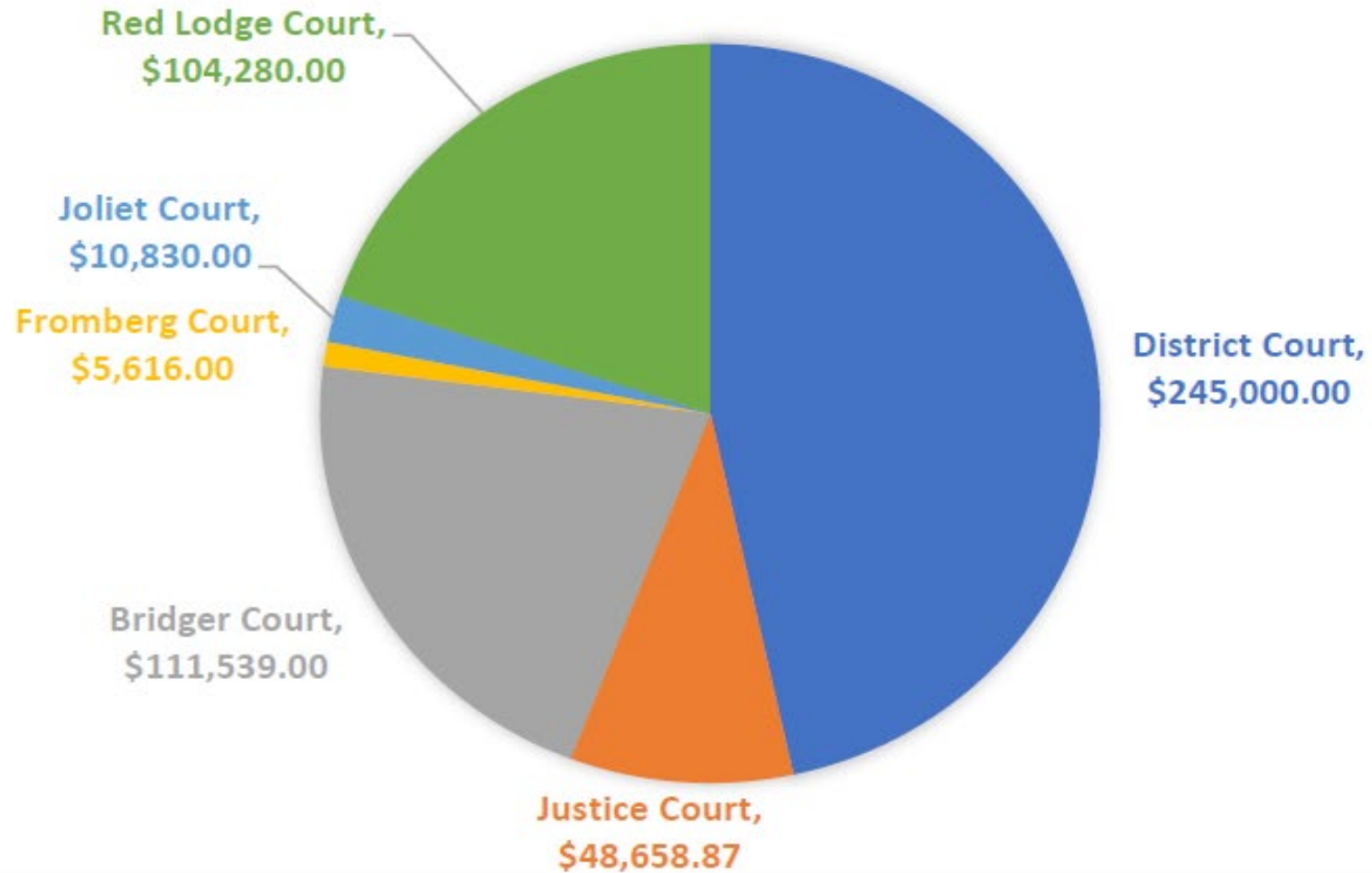
CARBON COUNTY CRIME STATISTICS

WARRANT NUMBER OUTSTANDING BY JURISDICTION
MARCH 2021 TOTAL: 193

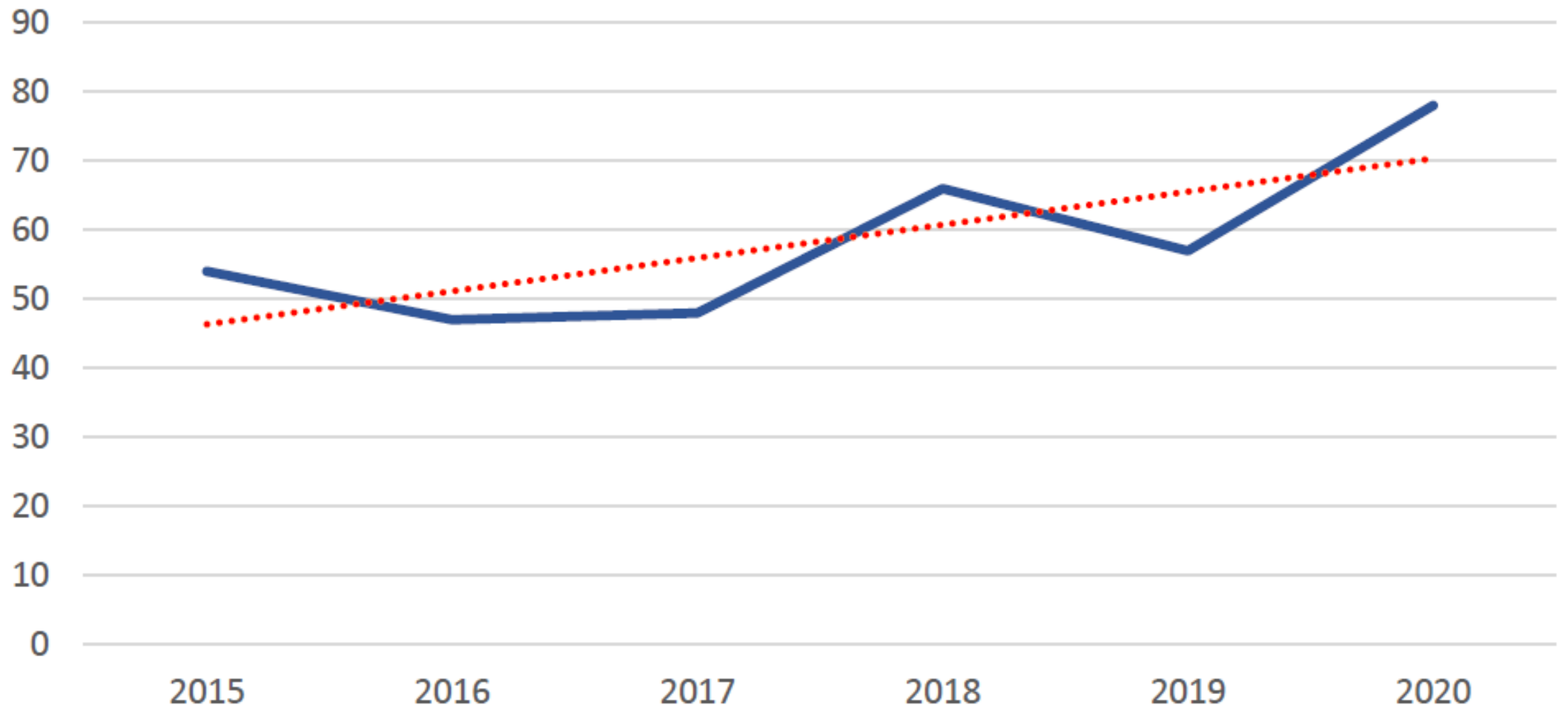


WARRANT VALUE OUTSTANDING BY JURISDICTION

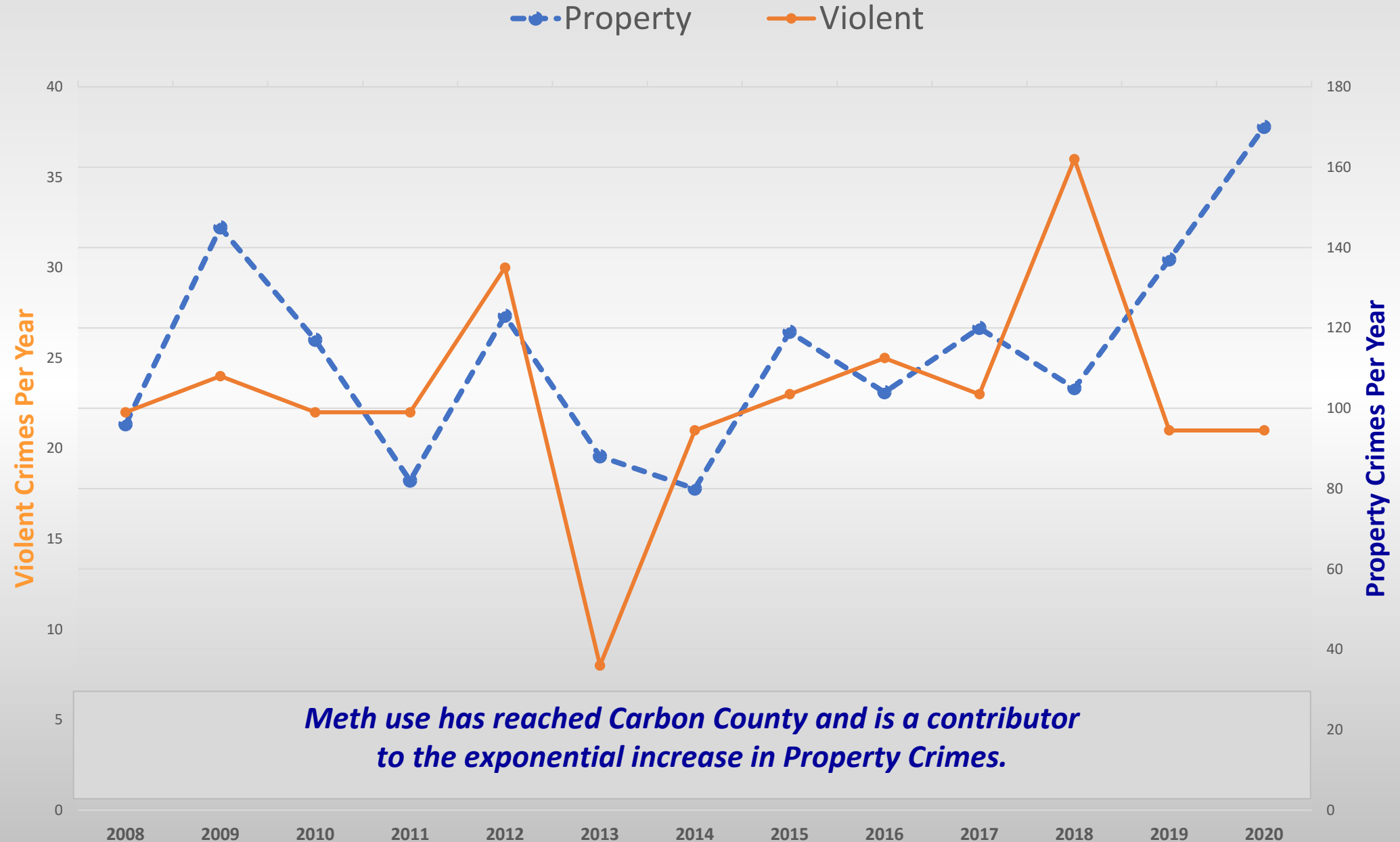
MARCH 2021 TOTAL: \$525,923.87



CARBON COUNTY FELONY CASES

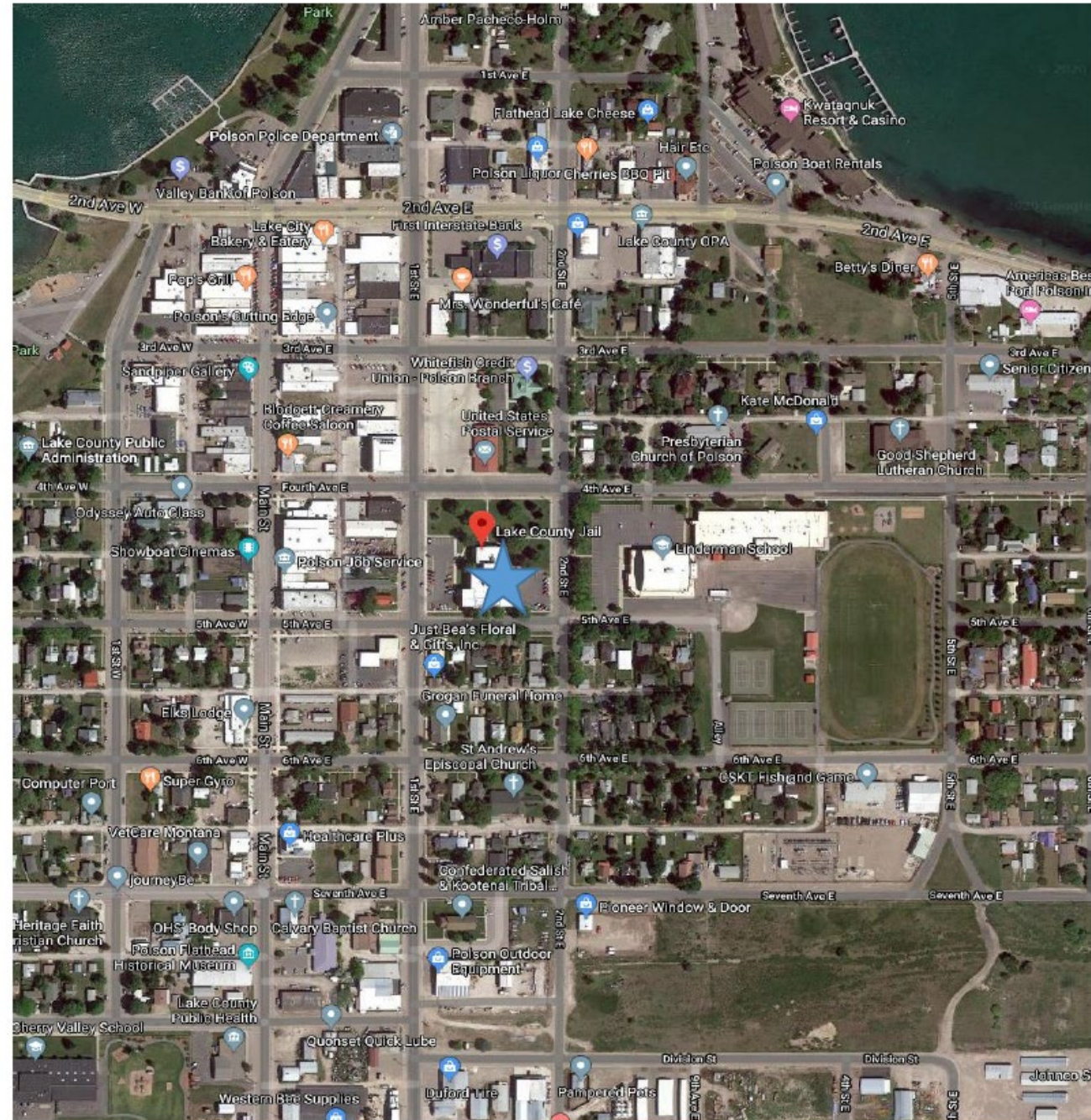


VIOLENT AND PROPERTY CRIMES



MT Detention Facility Locations

Lake County – Polson, MT



Custer County – Miles City, MT



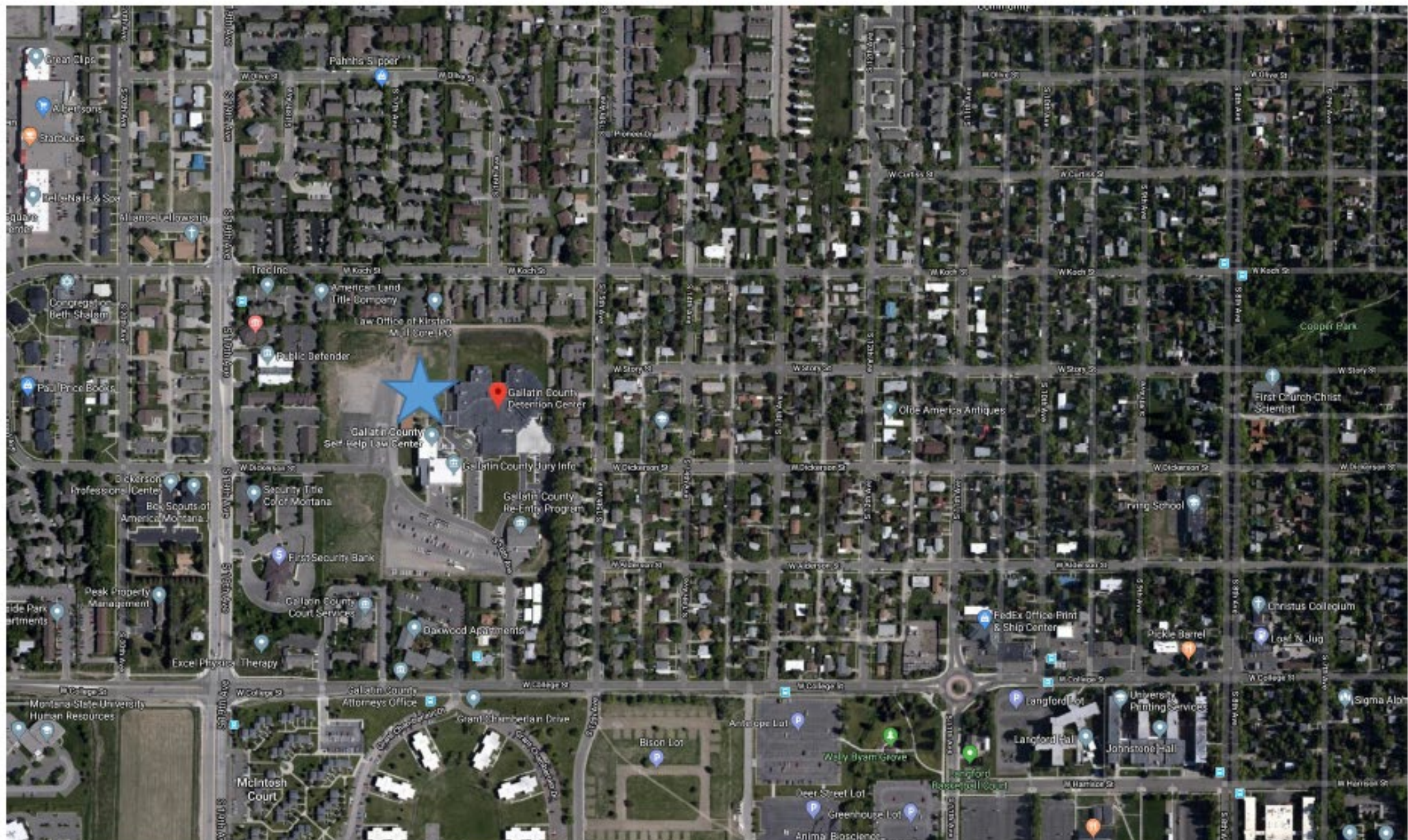
Broadwater County - Townsend, MT



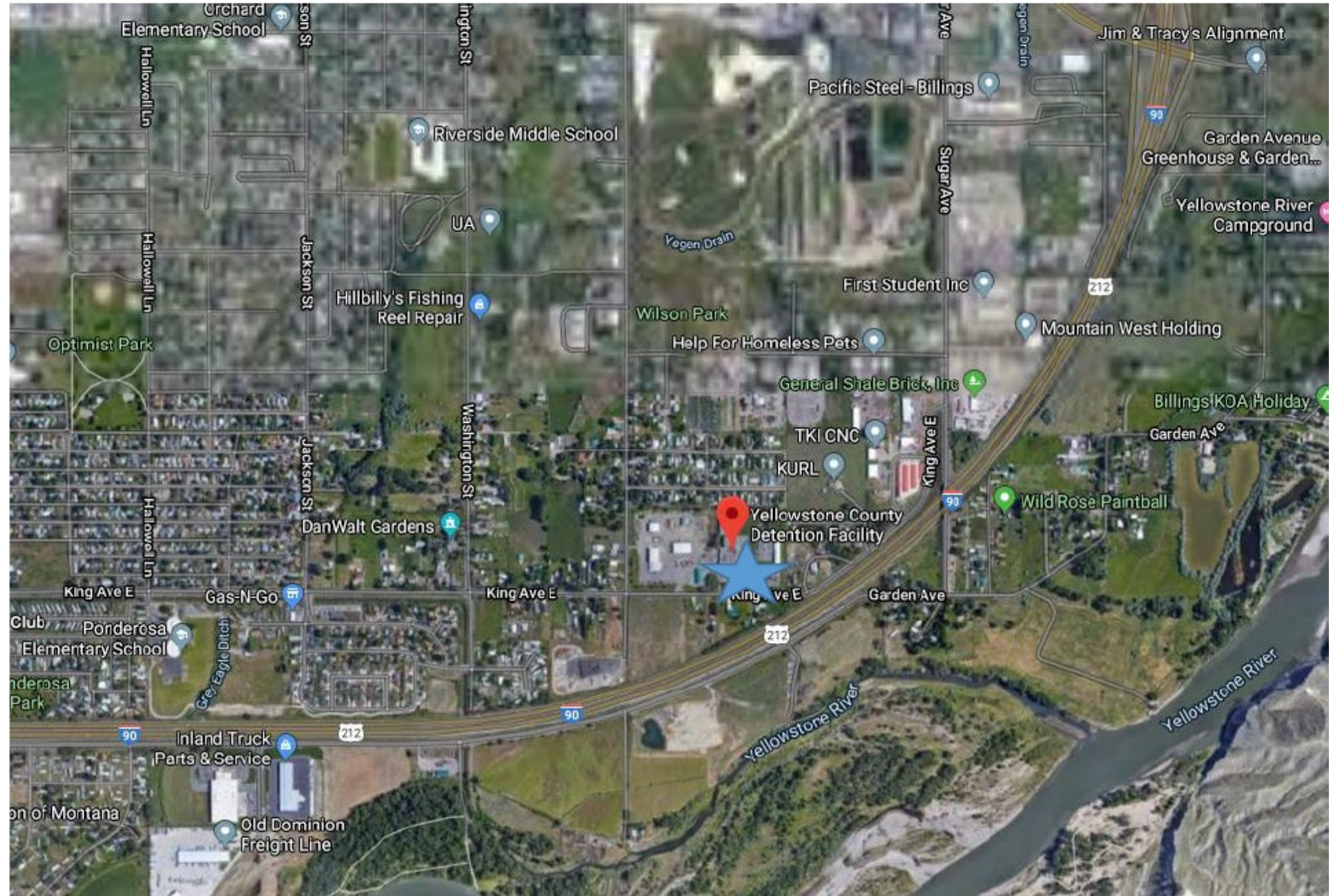
Valley County – Glasgow, MT



Gallatin County – Bozeman, MT



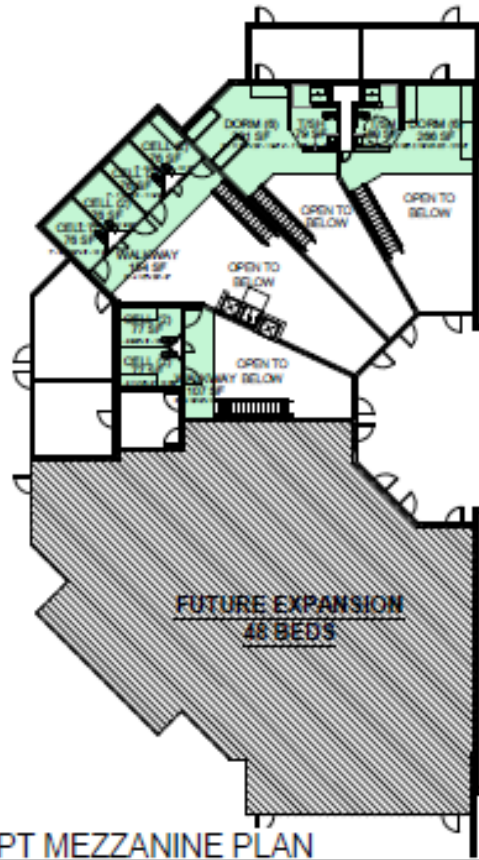
Yellowstone County – Billings, MT



Request to Commissioners and Taxpayers:



ENTRANCE PERSPECTIVE



DORM BEDS	=	24	24 FUTURE
DOUBLE CELL BEDS	=	24 (12 CELLS)	24 (12 CELLS)
SINGLE CELL BEDS	=	5	2 FUTURE
TOTAL BEDS	=	53	103 FUTURE



2 CONCEPT FLOOR PLAN
1/16" = 1'-0"



212

Hwy 212

DUFFIELD RD

PUBLIC PARKING
18 SPACES

STAFF
55 SPACES

FUTURE
SHERIFF'S
EXPANSION

FUTURE
JUSTICE CENTER

FUTURE PARKING
5 SPACES

DETENTION
FACILITY

FUTURE
SECURE PARKING

PROPANE

FUTURE
JAIL EXPANSION
(OUTLINE)

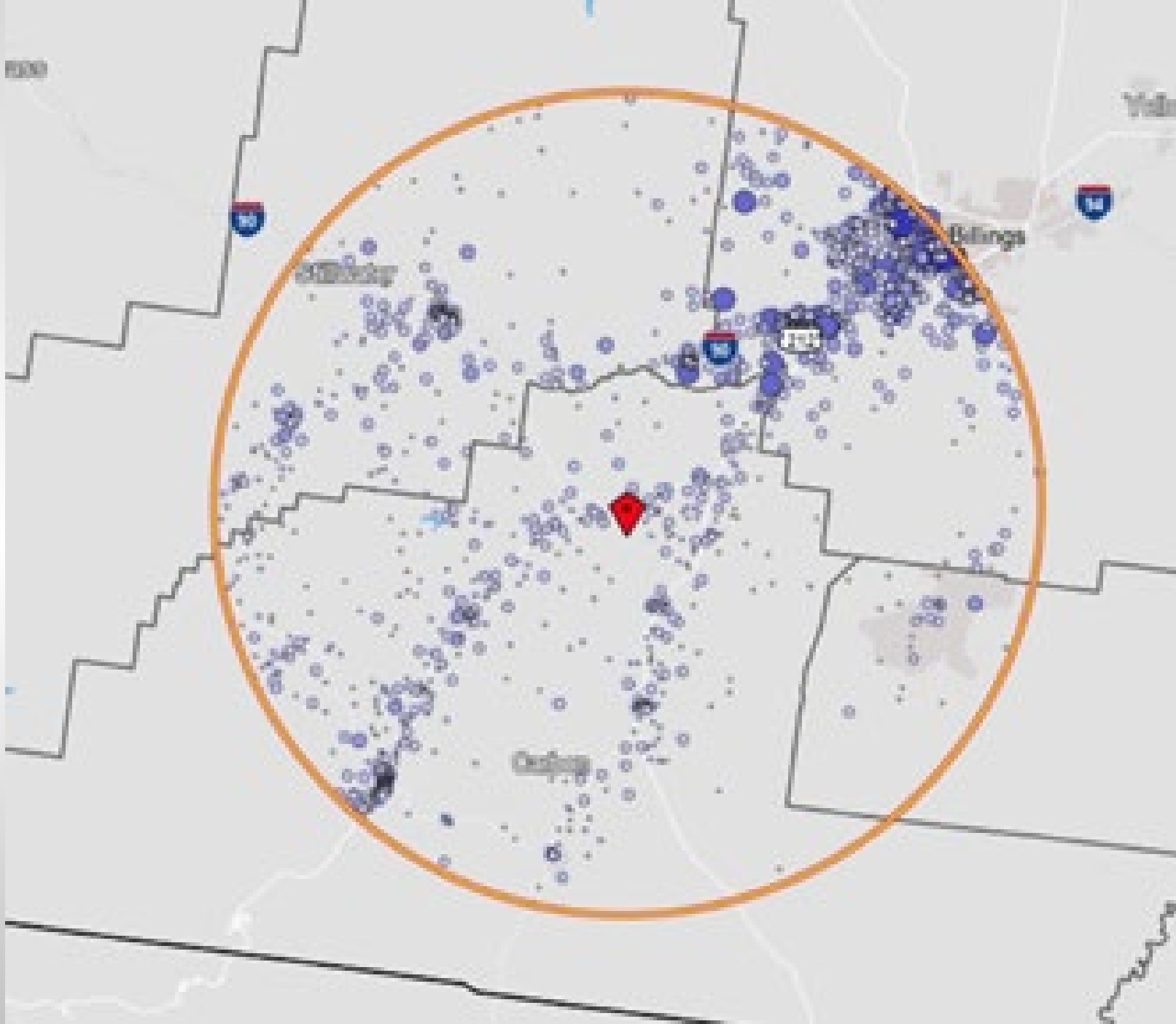
9520 Hwy 212, Joliet

Detention Services and Alternatives

- Mental Health Crisis Intervention
 - Intercept Mapping
 - Evaluating Grant Opportunities
- 24/7 Program
- Scram (GPS Monitoring)

Work Force Availability

Location	*Available Workers
Red Lodge	2,988
Joliet	17,969
Fromberg	9,326
Rockvale	37,755



LOCATION

Work Force

- 23 Full-Time jobs to Carbon County.
- Starting pay in excess of \$21/ hr per hour.
- Joliet has 6 times the labor force of Red Lodge
 - 27 mile Commute (Carbon County average).
 - Those making \$3,333/month or less were considered as available.

Carbon County Detention Facility Future Timeline

4/20/2021	Meeting with Bond Counsel to finalize ballot language for the Construction Bond and Operating Levy
5/4/2021	Adopt Resolutions calling for the elections
6/27/2021	Advertise Request for Qualifications for full Architectural Design
7/27/2021	Select Architect for Final Design
8/3/2021	Special Election
8/9/2021	Begin the Final Design of the Facility
8/29/2021	Advertise for Construction Contractor
10/12/2021	Select Contractor for Construction
10/25/2021	Construction Bonds Certified
5/1/2022	Ground Breaking
8/1/2023	Construction Completed
11/1/2023	Facility projected to house first inmates

Construction Budget Overview



CARBON COUNTY DETENTION
FACILITY
SPRING 2022 START

ESTIMATE OF PROBABLE COSTS
3/2/2021

DESCRIPTION							ITEM
			Quantity	Unit	Rate	Total	% of Total
Detention High Security			15,000	SF	\$ 440.00	\$ 6,600,000	35.47%
Detention Medium Security (Incl 200sf for cooler/freezer walk-in)			4,345	SF	\$ 365.00	\$ 1,585,925	8.52%
Non Detention (200sf add to facility overall)			4,508	SF	\$ 275.00	\$ 1,239,700	6.66%
Total SF			23,853	SF			
Site Development			130,680	SF	\$ 11.50	\$ 1,502,820	8.08%
ESTIMATED COST OF THE WORK SUBTOTAL						\$ 10,928,445	58.74%
Contractor Insurance					0.75%	\$ 81,963.34	0.44%
Performance/Payment Bonds					1.50%	\$ 163,926.68	0.88%
Contractor Fee					4.75%	\$ 519,101.14	2.79%
GRT 1%					1.00%	\$ 116,934.36	0.63%
ESTIMATED TOTAL CONSTRUCTION						\$ 11,810,371	63.48%



SOFT COSTS AND CONTINGENCY				
Design, Permitting, Kitchen Equipment, Generator, etc.	SOFT AND CONTINGENCY TOTAL		\$ 4,225,050	
OWNER OFF-SITE COSTS				
Electrical Service to Site (owner)	1	LS	\$ 20,000	0.11%
Gas Service to Site (Propane currently budgeted)	1	LS	\$ 300,000	1.61%
Sewer/Water Service to Site	1	LS	\$ 2,000,000	10.75%
Data/Fiber to Site	1	LS	\$ 20,000	0.11%
DOT permitting/Traffic Study/Approach permits	1	LS	\$ 30,000	0.16%
Off site development HWY 212 Contingency	1	LS	\$ 200,000	1.07%
	OFF-SITE TOTAL		\$ 2,570,000	



CONSTRUCTION TOTAL		\$ 11,810,371	63.48%
TOTAL ESTIMATED SOFT COSTS/CONTINGENCY/OFF SITE		\$ 6,795,050	36.52%
PROJECT TOTAL		\$ 18,605,421	100.00%
ESCALATION START OF CONSTRUCTION APRIL 2022	3.5 %	\$ 19,018,784	
ESCALATION START OF CONSTRUCTION APRIL 2023	3.5%		

CARBON COUNTY DETENTION FACILITY
OPERATING BUDGET PROJECTION 2023

		Capacity	95% Occupancy			
Beds		53	50			
Projected Operating Expenses:						
		Units	Sub Totals			
Utilities (\$4 per sq ft)		23,500.00	\$ 94,000.00			
Staff (23)			\$ 1,695,000.00			
Food (\$2/meal)			\$ 116,070.00	at 100% capacity		
Medical Contracted			\$ 130,000.00	at 100% capacity		
Misc Operating Expenses			\$ 170,000.00	at 100% capacity		
Liability Insurance			\$ 70,000.00			
Share of Admin Costs (IT, HR, PR, AP)			\$ 160,000.00	\$ 580,070.00		
Gross Annual Operating				\$ 2,435,070.00	46.45 Mills	
Revenue Sources		Beds	Rent/Day	Revenue/year		
Beds Available for rent		25	\$ 100.00			
	Sweet Grass	5	\$ 100.00	\$ (182,500.00)		
	Total Contract Revenues (4/13/21)			\$ (182,500.00)		
Current Operating Budget				\$ (235,000.00)		
Net Operating Budget Change				\$ 2,017,570.00	38.48 Mills	

Operational Levy Change

Cost to Residential Property \$19M Construction Bond + Operating Levy				
		Mill Increase		
		<u>5 beds rented</u>	<u>15 beds rented</u>	<u>25 beds rented</u>
Net Operating Budget		2,017,570	1,652,570	1,287,570
Operating Mills		38.5	31.52	24.56
Construction Mills		21.3	21.3	21.3
TOTAL Mills		59.8	52.82	45.86
Per MT Dept of Revenue		Annual Tax Impact		
<u>Property Value</u>	<u>Taxable Value</u>	<u>5 beds rented</u>	<u>15 beds rented</u>	<u>25 beds rented</u>
\$100,000	\$1,350	\$ 80.73	\$ 66.56	\$ 61.91
\$200,000	\$2,700	\$ 161.46	\$ 133.11	\$ 123.82
\$400,000	\$5,400	\$ 322.92	\$ 266.22	\$ 247.64



Additional contracts for bed rentals will reduce the operating levy request



**Determine your individual tax impact,
using the following formula:**

“Taxable Value*” x Mills (59.8) / 1000 = Estimated Annual Tax Impact

***Taxable value can be viewed on the
Montana Dept of Revenue Site:**

<http://svc.mt.gov/dor/property/prc>

Property Record Card

GO

To access your property information, enter a property number, assessment code, name, or address in the search box above.
TIP: After entering a search term, select a county to improve search speed



Property Record Card

Newell

GO

10-0356-34-2-41-01-0000



General Information

Property Number	10-0356-34-2-41-01-0000
Assessment Code	0001084300
County	Carbon
Levy District	10-0056
Neighborhood	210.200
Situs Address	621 MCGILLEN AVE S, RED LODGE, MT 59068
Legal Description	RED LODGE HYMER ADDN, S34, T07 S, R20 E, LT 6 AM COS 1801
Owner Name	NEWELL JEREMIAH & ANGELA
Property Last Updated	10/8/2020

Open Map



Value History

Year	Market Value	Taxable Value
2018	\$116,600	\$1,574
2019	\$130,600	\$1,764
2020	\$130,600	\$1,764

Therefore, her total annual tax impact is \$105.49

Property Characteristics

Type	IMP_U - Improved Property - Urban
Living Units	1

Tax Impact Calculation Sheet:

<https://co.carbon.mt.us/construction-issues/detention-facility-planning/>

Carbon County Detention Facility Taxpayer Impact

This form can be used to calculate your individual tax impact from the Detention Facility Bond and Operating Levies

The Taxable Value of your property can be determined by visiting the Department of Revenue Site: <http://svc.mt.gov/dor/property/prc>

This is NOT Market Value

Taxable Value (NOT Market Value)

1764

Annual Tax Impact

105.4872

Email

example@domain.com

Submit

*****NOTE: In order for the Detention Facility to be built, BOTH ballot measures must PASS.*****



OFFICIAL DETENTION CENTER ELECTION BALLOT CARBON COUNTY, MONTANA - AUGUST 3, 2021		
INSTRUCTIONS TO VOTERS	BALLOT ISSUES	BALLOT ISSUES (Continued)
<p>1. TO VOTE, COMPLETELY FILL IN (●) THE OVAL USING A BLUE OR BLACK PEN.</p> <p>2. DO NOT MAKE AN IDENTIFYING MARK, CROSS OUT, ERASE, OR USE CORRECTION FLUID. If you make a mistake or change your mind, exchange your ballot for a new one.</p> <p>VOTE IN ALL COLUMNS</p>	<p>GENERAL OBLIGATION BOND ELECTION</p> <p>Shall the Board of County Commissioners (the "Board") of Carbon County, Montana (the "County") be authorized to issue and sell general obligation bonds of the County, in one or more series in the aggregate principal amount of up to Nineteen Million and No/100 Dollars (\$19,000,000), bearing market interest rates to be determined by the Board, payable semiannually during a term not to exceed twenty (20) years and redeemable on any date after one-half of their term, for the purpose of paying a portion of the costs of designing, constructing, equipping and furnishing a New County Detention center to provide holding capacity for approximately 53 inmates at County-owned property located at 9520 Highway 212 in Joliet, Montana, legally described as Tract I-C-1, Section 14, Township 4 South, Range 22 East, as shown on Certificate of Survey 982 RB, filed in the office of the Clerk and Recorder of Carbon County, Montana as Document No. 380619; and paying costs associated with the sale and issuance of the bonds (the "Project")?</p> <p>If approved, based on the most recent assessed values of taxable property in the County, the bonds issued in their maximum authorized amount would result in an estimated annual tax on a home with an assessed value of \$100,000 of \$28.73 and on a home with an assessed value of \$200,000 of \$57.46.</p> <p>The County will not issue the bonds or construct the detention center facility as indicated unless the voters of the County also approve a companion mill levy election for paying the costs of the operation and maintenance of the detention center facility by imposition of a detention center facility annual mill levy.</p> <p><input type="radio"/> BONDS - YES</p> <p><input type="radio"/> BONDS - NO</p>	<p>TO ESTABLISH AN ANNUAL LEVY FOR OPERATION AND MAINTENANCE OF THE COUNTY'S PROPOSED DETENTION CENTER</p> <p>Shall the Board of County Commissioners be authorized to establish a detention center facility annual mill levy of 38.5 mills to raise approximately \$1,831,132 annually for the operation and maintenance of the County's proposed new detention center facility, including additional staff, services and programs, where the new levy of 38.5 mills to raise approximately \$1,831,132 annually will be subject to Section 15-10-420(1)(a), MCA allowing for inflationary growth and newly taxable growth?</p> <p>It is estimated by the County that, using current assessed values of taxable property, for a home valued at \$100,000, taxes would be increased annually by the levy in the amount of \$51.98 and for a home valued at \$200,000, taxes would be increased annually by the levy in the amount of \$103.95.</p> <p>The imposition of the annual levy for maintenance and operation of the proposed new detention center facility is contingent on the voter approval of the \$19,000,000 general obligation bonds of the County for such construction of the facility.</p> <p><input type="radio"/> MILL LEVY - YES</p> <p><input type="radio"/> MILL LEVY - NO</p>
CARBON COUNTY	VOTE IN NEXT COLUMN Typ:01 Seq:0001 Spl:01	END OF BALLOT 0001



Question & Answer Session...