



CARLTON COUNTY
SPECIAL SESSION COMMITTEE OF THE WHOLE AGENDA
Justice Center Project Working Committee
Carlton County Government Services Building, Conference Room
1307 Cloquet Avenue, Cloquet, MN 55720
July 18, 2022 at 2:00 p.m.

1. Call to Order
2. Approval of Agenda **Motion by Bodie, Second by Reed. Approved.**
3. Approve May 16, 2022 meeting minutes **Motion by Peterson, second by Genereau. Approved.**
4. New Business
 - A. GMP – final approval. Paul gives a review of the information, below.
 1. July 21st special meeting
 2. GMP is “max” not final costs
 - a) Construction costs portion 68.7 million
 - Bid returns on mechanical was 2.7 million above estimates
 - Reductions for the whole project reviewed on 7/12/22 with KMA and A&P staff
 - Goal is to reduce costs and not reduce building functions
 - Target was 66 million
 - Some costs not recognized in GMP – will come as part of scope in bids in bid pack #3
 - b) Soft cost (Carlton County costs – non-construction costs) 9 million. Paul explains soft costs.
 - Removed B3 costs (\$150,000)
 3. Geothermal bid – rest of bid pack #2. Paul explains the process for getting a bid in line with estimates on the geothermal. Paul explains why two of the Bid Pack #2 contracts were accepted, but not the rest.
 - B. Funding – PFM next steps. Paul reviews the information below. Discussion had regarding the sales tax rebate listed in 2e.
 1. LOST bonds capped at 60 million plus interest and cost of issuance. This is based on what was approved by the legislature.
 - a) LOST question update (finalized after 8/9/22 primary). Ballots will be printed shortly after the primary on Thursday, August 9th.
 2. Gap funding for remainder. This is a County Board decision. Below are some of the options the Board can consider. Discussion was had regarding the geo fields vs the use of natural gas boilers. Efforts made to insulate the building well.
 - a) American Rescue Act funding
 - b) “Premium” payments for bonding – currently 3 million
 - c) State planning dollars – 1.5 million

- d) Grant funding (155,000 security grant and 68,000 law library funds)
 - e) State sales tax refund – Estimated 800,000
 - f) Court Administration paying for furniture, Public Defender lease/rent
 - g) General fund contribution to cover remainder.
- C. State Dollars. Paul explains that Mary Finnegan has been working on this piece.
- 1. B3 requirements (energy efficiency saved)
 - 2. Partial funding in 2023 to be explored.
- D. Delay of project study on costs
- 1. 8 – 13% inflation year one (approximately 6 million to 9.6 million). This makes it very difficult to wait for a year for the legislation to be passed regarding bonding.
 - 2. DOC Sunset letter July 31, 2023. Sheriff Lake explains why the current jail cannot be used, including remodeling, after the date of sunset, without a letter from the DOC.
 - 3. Addition to boarding and transport solutions, will need a solution to immediate intake/transport at time of arrest
 - 4. Extension only likely with project started
- E. Auditor / Assessor to review next steps. Discussion is had regarding the following items.
- 1. LOST vote outcome on November 8th
 - 2. Bid pack #3 in early November 2022
 - 3. Final costs will be known at that time
 - 4. PFM will work with Auditor to plan for final bonding issuance(s)
- F. Association of Minnesota Counties (AMC) presentation
- 1. Filled to present “Working with Justice Involved Females”
 - a) Conference held December 5th and 6th if selected
 - b) Several staff will be part of presentation
5. Old Business
- A. Public Information update.
- 1. Flyer. Intended to be clear, simple, and helpful. Sheriff Lake reviews the flyer. Kevin DeVriendt notes that not all of the project can be covered with sales tax dollars based on the current collection rate, and that the flyer should indicate such.
 - 2. Citizen Advisory Committee. Sheriff Lake notes the great work the advisory committee has done, and thanks them.
6. Other Business
- A. The next special session meeting date to be scheduled as needed.
7. Adjournment. **Motion by Bodie, second by Brenner. Approved.**