

MINUTES OF THE
SANTA FE COUNTY
YOUTH DEVELOPMENT PROGRAM
TASK FORCE

October 8, 2015

Santa Fe, New Mexico

I. This regular meeting of the Santa Fe County Youth Development Program Task Force was called to order by Chair Tommy Rodriguez at 3:03 p.m. on the above-cited date at the Santa Fe Youth Development Program, 4250 Airport Road, Santa Fe, New Mexico.

II. The following members were present:

Members Present:

Tommy Rodriguez, Chair
Aaron Garcia
Michelle George
Ona Johnson
Geraldine Salazar
Steve Bing [for Judge Marlowe Sommer]
Mark Dixon [for Ben Baur]

Member(s) Excused:

Pablo Sedillo
Sara Jacobs

County Staff Present:

Erika Lovato, YDP Finance
Tony Flores, Deputy County Attorney
Terry Lease, Public Works Facilities and Operations Manager
Philip Montano, Public Works Property Control

Others Present:

None

III. Approval of Agenda

Ms. Johnson moved to approve the agenda as published and her motion was seconded by Mr. Bing. The motion carried by unanimous voice vote. [Mr. Dixon was not present for this action.]

IV. Public Works Staff : Discussion on Cost of New Building

Deputy County Manager Flores presented some considerations regarding relocation to a new site and the accompanying costs. Referring to the site map in the packet, Mr. Flores said the 50-acre Public Safety Complex could accommodate another building and in the past the area had been considered for a detox center, which was subsequently located near the County’s Health Department on Galisteo Street. At that time a footprint was identified for a potential site and Public Works staff has been directed to develop a master plan for the entire site. A 1,000 square foot building could be placed in the complex near the Sheriff’s Department and the Adult Detention Center.

Mr. Flores stated a study done in the past pegged the square foot cost at \$270, but today it would probably be closed to \$305/square foot, with an additional 22 percent for FF&E (furniture, fixtures and equipment). In response to a question from Mr. Bing, Mr. Flores said those costs did include site development, however, much of the infrastructure is already in place.

Ms. George asked about the maximum capacity and Mr. Flores said for 11 people it would be over \$4 million and for 25, perhaps \$6 million. He said a consultant could do an assessment on space programming that could come up with a cost per inmate, taking into account all the requirements of a juvenile facility and come up with a construction budget. Chairman Rodriguez noted that analysis of the average population would yield a number to work with.

V. Maintenance Staff: Discussion on Current Deficiencies of Facility

Terry Lease, the Public Works Facilities Operations and Maintenance Manager, reviewed the results of a survey done in 2014 to analyze the physical condition of a majority of the buildings owned by Santa Fe County. The Facilities Condition Index indicates that the juvenile facility is generally in poor condition and would require over \$9 million to bring it up to a higher rating.

Speaking of the shell of the building alone, Property Control Manager Phil Montano said redoing the roof, the HVAC, stucco and drainage would cost at least \$5 million. Mr. Garcia said that is not taking into account interior capital improvements required by ADA and PREA. Asbestos abatement is also an issue that would be costly to undertake.

Mr. Flores noted it was important to distinguish between maintenance costs and capital costs. In addition, ongoing O&M future costs need to be taken into account.

Mr. Montano pointed out that a newer facility could take advantage of energy efficiency measures that were not in place when the original facility was built 31 years ago.

Chairman Rodriguez asked about alternative uses for the current facility and to what extent the County would have to participate in improvement costs if the property were leased or sold. Mr. Flores said that would depend on a great number of variables.

Ms. Salazar asked if there had been talk of razing the structure and Mr. Flores said demolition was discussed in 2004. He also stated that the County doesn't have the kind of funding at hand to renovate the old building and build a new one; financing is a key component. Were the building sold there is no guarantee that timing of that would provide funding for a new facility. He said the state legislature cannot be relied on to provide funding for jails and any federal capital funds would come with many requirements. Bonding is one possible option.

VI. Per Diem Rates of Juvenile Facilities Throughout New Mexico: Aaron Garcia

Mr. Garcia reviewed a chart comparing the daily per diem rate versus the actual operational cost per day of youth residential centers in Bernalillo, Luna, Santa Fe and Taos counties, and the per diems alone for Chaves, Curry, Dona Ana, McKinley and San Juan counties.

Ms. Johnson asked if having a modern facility would bring down costs and Mr. Garcia said it would by making use of efficiencies. He noted that the operations cost did not include medical expenses.

Ms. George asked what percentage of the budget went into salaries and benefits and Ms. Lovato said approximately 50 percent.

Mr. Garcia reviewed the average population figures for the years 2012 through 2015. Currently there are ten youth in the facility, only two of whom are from Santa Fe County.

VII. Appraisal of Property: Public and Private Rates

An appraisal done in June by Olcott Appraisals lists the market value as being \$1,800,000 and the use value as a juvenile facility at \$5,235,000. It is noted that few other uses could make use of the current interior configuration. Reading from the report on highest and best use as improved Mr. Flores noted, "The key issue is scale of the facility, by far in excess of what has been necessary to house the juvenile inmate population for the last five or more years. And, consider that this jail serves a seven-county area, not just the local county population. Sources within the county indicate that the reasons for the decline in juvenile inmate population is alternative counseling and treatment programs that do not involve incarceration. As this trend continues, there is no compelling evidence to suggest that a juvenile jail facility of this magnitude will be necessary to serve the local – county – population in the foreseeable future. A large adult detention facility exists to serve the county's needs so conversion to adult detention is not indicated."

The report goes on to suggest the interior would probably have to be gutted for any other potential use and offers some possibilities such as fire station, library, medical, government, etc.

Mr. Flores stated the Commission has not yet seen the appraisal report and will do so when the task force's recommendations are presented.

**VIII. CYFD Rules and Regulations (What can be housed at detention facility):
Michelle George**

Ms. George stated she reviewed the CYFD regulations and there have been no recent changes or updates to the requirements. The guiding principle is that there be separation of sight, sound and staff between a youth facility and an adult facility. The task force members were asked if they saw any problems with locating the facility next to the jail on Highway 14. Ms. Salazar said there could be a problem with visitors from the jail entering and exiting and seeing visitors to the youth facility. Ms. George said the design of the entrance could take that concern into account to ensure privacy. Ms. Salazar asked if the rules were in writing and Ms. George said she would forward them to the committee members.

Ms. George said the regulations specify that all facilities shall submit a plan to Juvenile Justice within 90 days of beginning operations, in order to ensure that all standards, of which there are many, are adhered to. Mr. Garcia stated they undergo detailed inspections on an ongoing basis.

Chairman Rodriguez said the key considerations are that the kids be safe, warm and well fed. He suggested release times could be scheduled between the jail and the youth facility to not coincide.

IX. Suggested Items for Next Meeting

Ms. Salazar noted that of the task list in the resolution, D. 1. a, current services and programs; b. alternatives to services and programs; and c. current and future demand have been discussed. It was agreed that staff would do a summary of those items, or possibly a power point presentation. Chairman Rodriguez noted these were independent of whether there was a new facility or not. At the next meeting they can work on:

- d., Advisability of using the current facility
- e., Alternative uses for the current facility,
- f., Alternative funding or intergovernmental organizational structures for YDP's programs and services and alternatives identified by the task force
- Set a date for completion of the recommendation
- Determine CYFD's opinion of locating a facility in the Public Safety Complex
- Information on what entities have expressed an interest in the facility

Although it was mentioned as a possibility for this facility, Ms. Salazar said the Clerk's Office would prefer to have the voting machines remain at the Galisteo location.

The next meeting was scheduled for October 22nd at 3:00 pm

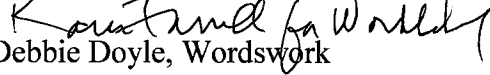
X. Adjournment

Upon motion by Ms. George and second by Mr. Bing, this meeting was declared adjourned at approximately 4:10 p.m.


Approved by:


Tommy Rodriguez, Chair
Youth Development Program Task Force

Respectfully submitted by:


Debbie Doyle, Wordswork


ATTEST:

GERALDINE SALAZAR
COUNTY CLERK

12-8-2015

SFC CLERK RECORDED 12/08/2015

COUNTY OF SANTA FE) YDP TASK FORCE MINUTES
STATE OF NEW MEXICO) ss PAGES 5

I Hereby Certify That This Instrument Was Filed for Record On The 8TH Day Of December, 2015 at 10:43:07 AM And Was Duly Recorded as Instrument # 1781316 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Deputy County Clerk, Santa Fe, NM Geraldine Salazar

