



COUNTY ADMINISTRATOR
220 NORTH MAIN STREET, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107-8645
(734)996-3055
FAX (734)994-2592

TO: Al Robinson, Chair
Ways & Means Committee

THROUGH: Robert E. Guenzel
County Administrator

FROM: Curtis N. Hedger
Corporation Counsel

DATE: July 5, 2000

SUBJECT: Approval of a Millage to Partially Fund the Projects
Recommended by the Washtenaw County Public Safety and
Court Facility Study

Board Action Requested:

It is requested that the Board of Commissioners approve ballot language for a millage increase of 0.35 mills to be placed on the November 7, 2000 general election to partially fund the projects recommended by the Washtenaw County Public Safety and Court Facility Study.

Background:

On June 9, 1999 the Washtenaw County Board of Commissioners created a Public Safety and Courts Ad Hoc Committee to determine the viability, scope, likely costs and processes for a comprehensive system-wide study of the Washtenaw County Trial Court. HLM Design USA, Inc. ("HLM") was retained, as a consultant to assist the Committee in analyzing the needs of future needs of County residents for court services and how those needs could best be met. On May 18, 2000 the Washtenaw County Public Safety and Court Facility Study was released. It recommended the construction of a number of new projects that include the renovation of the existing downtown Ann Arbor courthouse, a new addition to the existing downtown Ann Arbor courthouse, a new satellite courthouse at the Service Center and new parking to accommodate these facilities. The projected cost of the projects is \$56,915,000 with the County being ultimately responsible for \$47,695,000 and the City of Ann Arbor being ultimately responsible for \$9,220,000. In addition, on November 17, 1999, the Board of Commissioners approved the creation of a Public Improvement Fund to be funded by an increase in court costs in the 14A District Court. The County anticipates approximately \$200,000 per year in revenue from this increase that will be used to reduce the amount of millage needed to fund the court projects.

Discussion:

The Washtenaw County Public Safety and Court Facility Study found that the building systems (infrastructure) of the Washtenaw County Trial Court facilities throughout the County ranged from “fair” to “very poor.” The functional performance of such facilities was rated from “good” to “very poor.” Only three of the nineteen courtrooms throughout the County comply with or are capable of complying with State of Michigan Court Standards for size, sightlines, workflow and handicap accessibility. The Study found that generally the Courts within the County have insufficient security, poor separation of circulation systems (public/prisoner/judicial) and inadequate space for support staff, litigants and the public. In addition, the Study found that population within the County is expected to increase approximately 20% in the next 20 years with an increase in new case filings of 6%. While this projected increase in case filings will not necessarily result in an immediate increase in County judges, the Study found that any new facilities should provide space for three new judicial officers. The study contrasted the cost of upgrading all of the existing facilities with the cost of renovation of some existing building with new construction and found that the latter option was more cost efficient (approximately \$56.9 million dollars versus approximately \$60.7 million dollars). The Committee recommended that the Board of Commissioners adopt the partial renovation/partial new construction option costing approximately \$56.9 million dollars. Under this option the following projects would be undertaken:

- Construction of a new five story courtroom addition to the existing Washtenaw County courthouse in Ann Arbor
- Since the study was presented, County Administration proposes to construct a sixth floor of unfinished space for the new courthouse. This additional construction will be financed from increased court fees and will not increase the proposed millage.
- Remodeling of the existing courthouse in Ann Arbor
- Addition of secure parking and a prisoner sallyport under the new addition to the courthouse in Ann Arbor
- Addition of two floors to the Ann/Ashley parking structure in downtown Ann Arbor
- Demolition of the existing Service Center courthouse
- Construction of a new satellite court facility at the Service Center
- Use of existing operations and maintenance budgets would be used to systematically update and renovate existing facilities at the Eastern County Government Center and the Village of Chelsea courthouse
- Continued operations at the Ypsilanti Township courthouse

These new projects would be funded by a variety of sources. The City of Ann Arbor would be responsible for approximately \$9,220,000 of the amount. This money would be used to assist the County in reducing its debt service on the bonds that would be issued to finance the entire project. In addition, on November 17, 1999, the Board of Commissioners established a Public Improvement Fund to receive money from an increase in District Court Costs. The County has estimated that this Fund will receive approximately \$200,000 per year to help reduce the amount of millage needed to fund the project. In addition to these alternative funding sources, the County has estimated that it will need a millage increase of 0.35 mills for a period of 15 years to cover the remainder of the costs.

Impact on Human Resources:

This request will have no impact on human resources.

Impact on Budget:

The cost of the project will be covered by a new millage of 0.35 mills for 15 years, if approved by the electorate, approximately \$9,220,000 from the City of Ann Arbor and approximately \$200,000 from the County's Public Improvement Fund generated from increase court costs in District Court. There is no additional impact on the County's budget.

Impact on Indirect Costs:

There is no impact on Indirect Costs.

Impact on Other County Departments or Outside Agencies:

If the millage is approved by the electorate and the project proceeds, the County's Facilities Management Department would oversee the renovations and new construction.

Conformity to County Policies:

This Resolution conforms to County policies and procedures.

COUNTY OF WASHTENAW

At a regular meeting of the Board of Commissioners of the County of Washtenaw, Michigan, held on the 2nd day of August, 2000, at 6:45 p.m., Eastern Daylight Savings Time, in the Washtenaw County Building in Ann Arbor, Michigan there were:

PRESENT _____

ABSENT: _____

The following preambles and resolution were offered by _____ and seconded by _____.

RESOLUTION SUBMITTING TO THE WASHTENAW COUNTY ELECTORS
A QUESTION OF WHETHER THE TAX LIMITATION SHOULD
BE INCREASED BY 0.35 OF A MILL FOR
FIFTEEN (15) YEARS, BEGINNING WITH THE DECEMBER 1, 2001
TAX LEVY, TO PROVIDE FUNDING FOR THE COUNTY'S
PUBLIC SAFETY AND COURT FACILITY NEEDS FOR THE NEXT FIFTEEN YEARS

WHEREAS, the Board of Commissioners (the "Board") of the County of Washtenaw, Michigan (the "County"), has determined the County's Public Safety and Court Facility needs for the years ending December 31, 2016 require substantial additional building and parking improvements; and

WHEREAS, the Board has proposed that the Washtenaw County voters be asked to approve thirty-five one hundreds of a mill to be used to pay for constructing, equipping, furnishing and remodeling County buildings for these purposes; and

WHEREAS, this Resolution has been reviewed by Corporation Counsel, Bond Counsel, Finance, County Administration and the Ways and Means Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF WASHTENAW, MICHIGAN, as follows:

1. There shall be submitted to the Electors of Washtenaw County at the General Election to be held on the seventh (7th) day of November, 2000 from 7:00 a.m. to 8:00 p.m. prevailing time the following proposition:

"Shall the limitation on the amount of taxes which may be imposed each year for all purposes on real and tangible property in Washtenaw County be increased as provided in Section 6, Article 9 of the Michigan Constitution and the Board of Commissioners authorized to levy a tax not to exceed 0.35 of one mill (\$0.35 per \$1000 of state equalized valuation) on the taxable value of such property for a period of fifteen years beginning with the levy made on December 1, 2001 (which will generate estimated revenues of \$3,566,725 in the first year) for the purpose of constructing, equipping, furnishing, remodeling and acquiring: (1) the Washtenaw County Court House; (2) an addition to the Washtenaw County Court House (3) necessary parking, including, an addition to the Ann/Ashley Parking Deck and (4) a New Satellite Court House at the County Service Center?"

YES

NO

2. The election shall be held in accordance with Chapter XXVII, the General Election Laws of the State of Michigan.

3. The Washtenaw County Clerk is hereby instructed to carry out all appropriate statutory duties as set forth in this Resolution and the general election laws of the State of Michigan so that the questions of adoption may be submitted to the voters on November 7, 2000.

4. The Washtenaw county Board of Commissioners hereby certified to the County Clerk the following question as:

PROPOSITION TO INCREASE THE TAX LIMITATION FOR THE PURPOSE OF CONSTRUCTING, EQUIPPING, FURNISHING, REMODELING AND ACQUIRING: (1) THE WASHTENAW COUNTY COURT HOUSE; (2) AN ADDITION TO THE WASHTENAW COUNTY COURT HOUSE; (3) NECESSARY PARKING, INCLUDING, AN ADDITION TO THE ANN/ASHLEY PARKING DECK AND (4) A NEW SATELLITE COURT HOUSE AT THE COUNTY SERVICE CENTER

Shall the limitation on the amount of taxes which may be imposed each year for all purposes on real and tangible property in Washtenaw County be increased as provided in Section 6, Article 9 of the Michigan Constitution and the Board of Commissioners authorized to levy a tax not to exceed 0.35 of one mill (\$0.35 per \$1000 of state equalized valuation) on the taxable value of such property for a period of fifteen years beginning with the levy made on December 1, 2001 (which will generate estimated revenues of \$3,566,725 in the first year) for the purpose of constructing, equipping, furnishing, remodeling and acquiring: (1) the Washtenaw County Court House; (2) an addition to the Washtenaw County Court House (3) necessary parking, including, an addition to the Ann/Ashley Parking Deck and (4) a New Satellite Court House at the County Service Center?

YES

NO

5. Each city and township clerk shall be given appropriate notice of the submission of the aforesaid proposition as provided by law, which notice shall contain the statement of the Washtenaw County Treasurer as to previously voted tax limitation increases affecting property in Washtenaw County.

6. All resolutions or parts of resolutions, insofar as they conflict with the foregoing resolution, are hereby rescinded.

A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

YES: _____

NO: _____

ABSTAIN: _____

THE RESOLUTION WAS DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF WASHTENAW)^{SS}

CERTIFICATION

The undersigned, being the duly qualified and acting Clerk of the County of Washtenaw, hereby certifies that the foregoing is a true and complete copy of a resolution duly adopted by the Washtenaw County Board of Commissioners at its regular meeting held on the 2nd day of August, 2000, at which meeting a quorum was present and remained throughout and that an original thereof is on file in the records of the County. I further certify that the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that minutes of such meeting were kept and will be or have been made available as required thereby.

Washtenaw County Clerk

las.r1-was100