

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

January 12, 1982

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JAN 20 1982

AG 81/00

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Supplementary Report - New County Jail Financing

SUMMARY

On December 21, 1981, the City Council referred the attached report to the Budget and Finance Committee for clarification of the approximate \$25,000 payment to the County of Sacramento for housing prisoners arrested under City ordinances. The clarification work revealed that the approximate annual payments to the County more nearly average \$100,000 with the \$25,000 representing pre-trial prisoners only.

BACKGROUND

The Joint Powers Authority Agreement approved by the Board of Supervisors and presented to the City allows for the offset of prisoner subsistence payments against a \$100,000 annual commitment to the JPA upon completion of a new jail.

Recent billings break down as follows:

	<u>Pre-trial</u>	<u>Sentenced</u>	<u>Total</u>
1979-80	26,773	107,724	134,497
1980-81	31,569	50,888	82,457
1981-82 (est)	25,000	50,000	<u>75,000</u>
		TOTAL	291,954
		AVERAGE	97,318

The Police Department and Sheriff report that the declining trend is caused by the utilization of citation and release procedures to avoid further over crowding of the existing jail. This trend can be expected to reverse at the time the new jail is ready for occupancy.

FINANCIAL DATA

The JPA agreement calls for a City contribution of \$100,000 per year against which prisoner subsistence payments will be credited. The County has agreed that payments for both pre- and post-sentence prisoners will be used for the offset. This will have the effect of reducing any significant new contribution from the City.

RECOMMENDATION

It is recommended that the City Council approve the Joint Powers Authority Agreement subject to the following conditions:

1. No payments will be made to the account of the Joint Powers Authority prior to the completion of a new County Jail.
2. All payments to the County for prisoner subsistence will be credited against the \$100,000 annual contribution to the JPA.

Respectfully submitted,



Mac Mailes
Assistant City Manager
for Community Development

Recommendation Approved:



Walter J. Slipes, City Manager

January 19, 1982



CITY OF SACRAMENTO CALIFORNIA

OFFICE OF THE
CITY MANAGER

December 21, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: New County Jail Financing

SUMMARY

On July 15, 1981 the City Council authorized staff to meet with County staff and bond counsel to develop a specific Joint Powers Authority Agreement to allow the issuance of lease revenue bonds for construction of a new county jail. This report recommends execution of the attached JPA Agreement which carries a maximum City cost of \$100,000 per year for 25 years in accordance with the attached request from the County Board of Supervisors.

BACKGROUND INFORMATION

Following suit by the Federal Defender and judgment by Federal District Court, the County began an intensive design and planning program to build and finance a new county jail. The law firm of Orrick, Herrington & Sutcliffe has devised what appears to be the best means to finance the project. The essential elements of the plan call for the formation of a JPA which would issue bonds and build the facility. The jail would then be leased to the County with the lease payments used for debt service to retire the bonds.

According to bond counsel, the City's participation as a member of the JPA is required to satisfy legal structure requirements. The attached finance and construction schedule and chart set forth the timing of various parts of the project.

Note that a special tax election is required.

FINANCIAL DATA

The financing plan calls for a maximum contribution of \$100,000 per year by the City for debt service. The City pays approximately \$25,000 per year for the housing of prisoners arrested for violation of city ordinances. Whatever amount that might be over the 25 year life of the bonds, would be credited against the \$100,000 maximum contribution.

The County states that it does not contemplate charging more than the normal fees for housing City prisoners. However, City staff felt that a specific maximum figure was desirable and the County has agreed.

RECOMMENDATION

It is recommended that the City Council authorize execution of the required documents to form a Joint Powers Authority for construction of a new county jail.

Respectfully submitted,



Mac Mailes
Assistant City Manager/
Community Development

Recommendation Approved:



WALTER J. SLIPE
City Manager



BOARD OF SUPERVISORS COUNTY OF SACRAMENTO

SUITE 2450 / COUNTY ADMINISTRATION BUILDING
700 H STREET/SACRAMENTO, CALIFORNIA 95814/440-5411

CHAIRMAN OF THE BOARD

Illa Collin
Supervisor, 2nd District
440-5481

MEMBERS OF THE BOARD

Joseph D. (Ted) Sheedy
Supervisor, 1st District
Sandra R. Smoley
Supervisor, 3rd District
Bill Bryan
Supervisor, 4th District
C. Tobias (Toby) Johnson
Supervisor, 5th District

December 1, 1981

Honorable Mayor Phillip L. Isenberg and
Members of the Sacramento City Council
City Hall
915 I Street
Sacramento, CA 95814

Mayor and Members of the Sacramento City Council:

On behalf of the Board of Supervisors of Sacramento County I requested your assistance in the development of a financing plan for a new main jail facility which would benefit both the City of Sacramento and Sacramento County in a letter to you on this subject dated June 16, 1981. In my previous letter, I pointed out the urgency of this matter due to the serious chronic overcrowding in our existing main jail and the Federal Defender's suit which has since been settled by a consent decree which was ordered implemented on September 18, 1981. The consent decree requires Sacramento County to plan and construct a new main jail facility as soon as possible.

Based on your prior approval, the County Executive and his staff have met with your City Manager and City Attorney and developed a joint powers agreement which would create the Sacramento Detention Facilities Financing Authority as a vehicle for selling bonds to finance a new main jail facility. The County has also requested grant funding from the State Board of Corrections to continue the design development and preparation of contract documents for a new main jail facility. A decision from the State on this request is expected on December 16, 1981. If this request is approved, plans and specifications would be ready to be advertised for bid in early 1983. By that time, Sacramento County could initiate the first phase of a new main jail facility if adequate financial resources are available. Sacramento County is currently reviewing alternatives and hopes to be able to proceed with construction as soon as possible.

The joint powers agreement which has been developed in conjunction with your City Manager and City Attorney would limit the City's fiscal liability for the new main jail to \$100,000 per year for the life of the bond (approximately 25 years). This payment would be credited to any monies due from the City of Sacramento to the County of Sacramento for the housing of prisoners arrested for violation of city ordinances, thus reducing the impact on your annual budget.

Attached is a resolution which our bond counsel, Orrick, Herrington & Sutcliffe, have prepared for your approval of the joint powers agreement. This resolution is similar to the resolution which has been approved by the Board of Supervisors, and we respectfully request that you approve this resolution and help us to work towards the best solution to this complex and critical problem.

Yours sincerely,

ILLA COLLIN
Chairperson

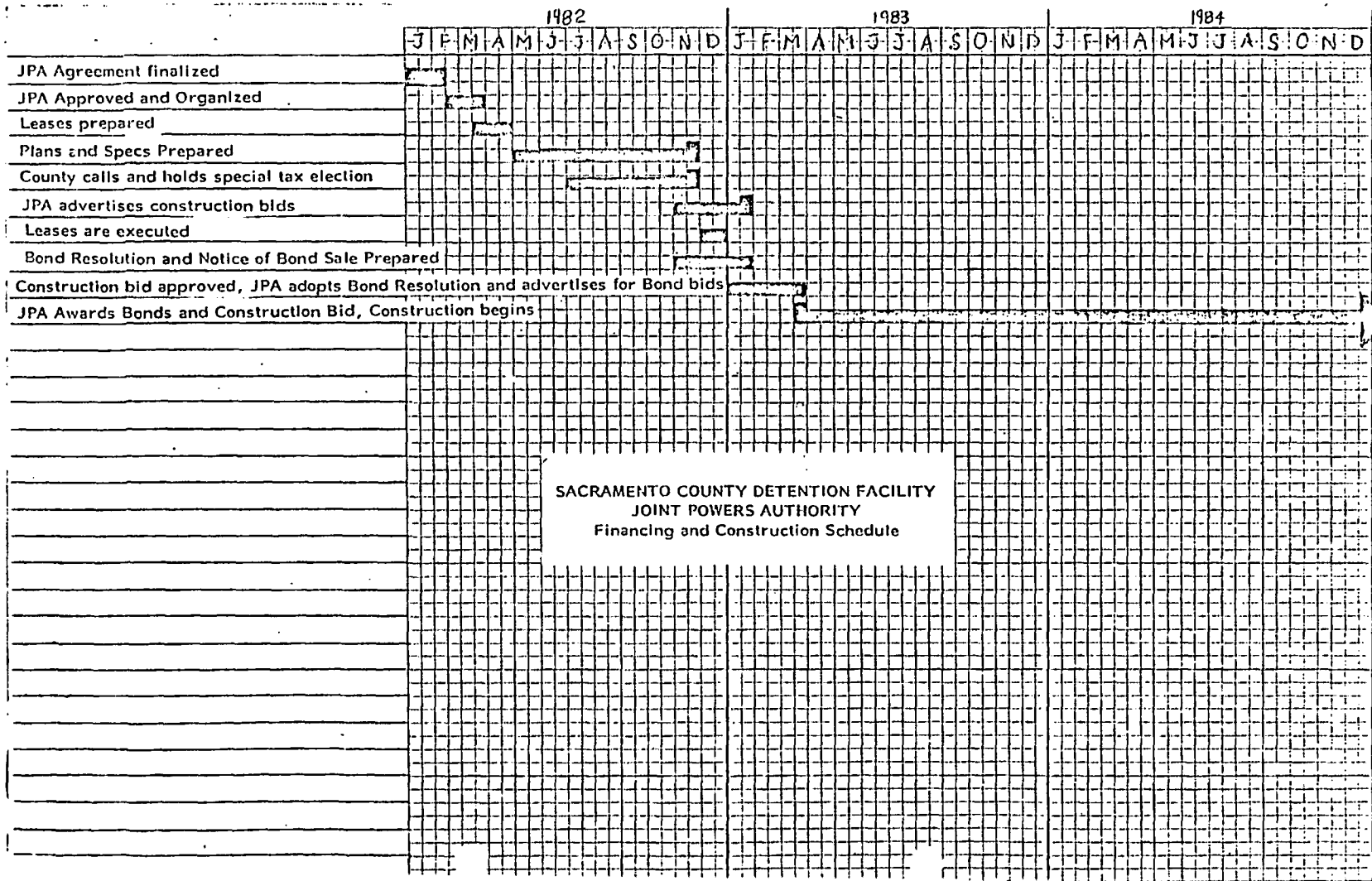
cc: County Executive
County Counsel
City Manager
City Attorney

JMT:ld (ID-A11)

SACRAMENTO COUNTY DETENTION FACILITY
JOINT POWERS AUTHORITY

Tentative Financing and Construction Schedule

<u>ITEM</u>	<u>SCHEDULE</u>
1. JPA agreement finalized	September - November 1981
2. JPA approved and organized	December - March 1982
3. Leases prepared	March - April 1982
4. Plans and specifications prepared	May - December 1982
5. Preparation for special tax election	July - November 1982
6. Special tax election	November 1982
7. JPA advertises construction bids	December - January 1983
8. JPA executes leases	December - January 1983
9. Board resolution and notice of bond sale prepared	November - January 1983
10. Construction bid approved, JPA adopts bond resolution and advertises for bond bids	January - March 1983
11. JPA sells bonds and awards construction bid	March 1983
12. Construction of new main jail facility	March 1983 - March 1986



SACRAMENTO COUNTY DETENTION FACILITY
 JOINT POWERS AUTHORITY
 Financing and Construction Schedule

RESOLUTION NO. 82-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO APPROVING EXECUTION OF A JOINT EXERCISE OF JOINT POWERS AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO CREATING THE SACRAMENTO DETENTION FACILITIES FINANCING AUTHORITY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That certain "Joint Exercise of Powers Agreement Between the City of Sacramento and the County of Sacramento Creating the Sacramento Detention Facilities Financing Authority", in the form labeled Exhibit A and attached hereto and made a part hereof, be, and the same is hereby approved for execution by the City of Sacramento and the Mayor of the City of Sacramento is hereby authorized and directed to execute said agreement for and on behalf of the City of Sacramento and the City Clerk of the City of Sacramento is hereby authorized and directed to attest said execution and affix thereto the seal of the City of Sacramento.

APPROVED
BY THE CITY COUNCIL

JAN 20 1982

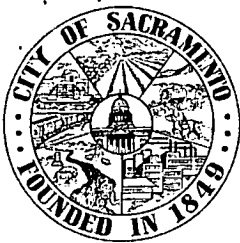
OFFICE OF THE
CITY CLERK

MAYOR

ATTEST:

CITY CLERK

30 ~~116~~



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

December 21, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

*Cont 48
1-19-82*

SUBJECT: New County Jail Financing

JAN 12 1981

SUMMARY

On July 15, 1981 the City Council authorized staff to meet with County staff and bond counsel to develop a specific Joint Powers Authority Agreement to allow the issuance of lease revenue bonds for construction of a new county jail. This report recommends execution of the attached JPA Agreement which carries a maximum City cost of \$100,000 per year for 25 years in accordance with the attached request from the County Board of Supervisors.

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According to bond counsel, the City's participation as a member of the JPA is required to satisfy legal structure requirements. The attached finance and construction schedule and chart set forth the timing of various parts of the project.

Note that a special tax election is required.

FINANCIAL DATA

The financing plan calls for a maximum contribution of \$100,000 per year by the City for debt service. The City pays approximately \$25,000 per year for the housing of prisoners arrested for violation of city ordinances. Whatever amount that might be over the 25 year life of the bonds, would be credited against the \$100,000 maximum contribution.

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

*Cont. to
1-12-82*

The County states that it does not contemplate charging more than the normal fees for housing City prisoners. However, City staff felt that a specific maximum figure was desirable and the County has agreed.

RECOMMENDATION

It is recommended that the City Council authorize execution of the required documents to form a Joint Powers Authority for construction of a new county jail.

Respectfully submitted,



Mac Mailes
Assistant City Manager/
Community Development

Recommendation Approved:



WALTER J. SLIPE
City Manager



BOARD OF SUPERVISORS COUNTY OF SACRAMENTO

SUITE 2450 / COUNTY ADMINISTRATION BUILDING
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Supervisor, 5th District

December 1, 1981

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Members of the Sacramento City Council
City Hall
915 I Street
Sacramento, CA 95814

Mayor and Members of the Sacramento City Council:

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Attached is a resolution which our bond counsel, Orrick, Herrington & Sutcliffe, have prepared for your approval of the joint powers agreement. This resolution is similar to the resolution which has been approved by the Board of Supervisors, and we respectfully request that you approve this resolution and help us to work towards the best solution to this complex and critical problem.

Yours sincerely,

ILLA COLLIN
Chairperson

cc: County Executive
County Counsel
City Manager
City Attorney

JMT:ld (ID-A11)

SACRAMENTO COUNTY DETENTION FACILITY
JOINT POWERS AUTHORITY

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	1982												1983												1984																		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D							
JPA Agreement finalized	█																																										
JPA Approved and Organized							█																																				
Leases prepared																																											
Plans and Specs Prepared																																											
County calls and holds special tax election																																											
JPA advertises construction bids																																											
Leases are executed																																											
Bond Resolution and Notice of Bond Sale Prepared																																											
Construction bid approved, JPA adopts Bond Resolution and advertises for Bond bids																																											
JPA Awards Bonds and Construction Bid, Construction begins																																											

SACRAMENTO COUNTY DETENTION FACILITY
 JOINT POWERS AUTHORITY
 Financing and Construction Schedule

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING EXECUTION OF
JOINT EXERCISE OF POWERS AGREEMENT
BETWEEN THE CITY OF SACRAMENTO AND
THE COUNTY OF SACRAMENTO CREATING THE
SACRAMENTO DETENTION
FACILITIES FINANCING AUTHORITY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

The Mayor of the City of Sacramento be and he hereby is authorized to execute the Joint Exercise of Powers Agreement Between the City of Sacramento and the County of Sacramento Creating the Sacramento Detention Facilities Financing Authority.

MAYOR

ATTEST:

CITY CLERK

Passed and adopted by the Board of Supervisors of
the County of Sacramento on December 8, 1981 by the
following vote:

AYES: Bryan, Johnson, Sheedy, Smoley, Collin

NOES: None

ABSENT: None

In accordance with Section 21103 of the Government
Code of the State of California, a true and correct
enclosure has been delivered to the Clerk of the
Board of Supervisors, County of Sacramento, on

81981

By Adella Kenworthy
Deputy Clerk, Board of Supervisors

Gene Collin

Chairperson of the Board of Supervisors
of the County of Sacramento, California

ATTEST:
Betty D. Posner
Clerk of the Board of Supervisors
of the County of Sacramento, California

FILED

DEC 8 1981

By Adella Kenworthy
Deputy

CLERK OF SUPERVISOR
Betty D. Posner
CLERK OF THE BOARD

[SEAL]

I HEREBY CERTIFY that the above and foregoing is a full,
true and correct copy of RESOLUTION NO. 81-1346 passed
and adopted by the Board of Supervisors of the County of
Sacramento, California on December 8, 1981.

Betty D. Posner
Clerk of the Board of Supervisors of
the County of Sacramento, California
By Adella Kenworthy
Deputy