



Greer County Sheriff's Office
105 S. Pennsylvania Ave. Mangum, Ok. 73554
Ph. (580)782-3065 Fax (580)782-2302
Sheriff Steven J. McMahan



To: Erma Mora, City Manager and City Commissioners
From: Sheriff Steve McMahan
Date: 04/19/2024
Reference: Greer County Detention Center

Erma,

First, I want to thank you and Ally for coming over to visit about the feasibility study that we recently completed regarding the new Greer County Detention Center. I hope I was able to answer your questions completely and thoroughly. I'm attaching with this email the proposed floor plans for you to share with the commissioners and Mayor.

Regarding the project, the County Commissioners were presented with three options for this project and have chosen the best, most reasonable, option available for the citizens of Greer County. The final selection chosen is to convert the current armory into a 92-bed detention center. The projected construction cost is \$11.8 million and will be completely funded by revenue generated from housing inmates from other county, federal and/or tribal agencies. By doing this, we can pay for the construction as well as the operation of the facility at no additional tax increase to the citizens of Greer County. The projections indicate that with the revenue generated an additional \$1 million payment on the facility could be made every 5 years, making it where the entire construction costs could be paid off within 15 years. Being able to do it this way is the best option for our citizens.

The plans call for an addition to be built on the west side of the building making a booking area, as well as a sally port. Other than there would be no other major changes to the exterior of the building. There would be no outdoor recreational area, as it would be held within the facility. The wooden fence around the north and east sides of the building would remain in place. Inmates would be utilized to maintain the exterior grounds and keep it presentable to the public. This new jail would bring an additional 12 new jobs to the area. Also, the construction of the facility could make a substantial financial impact on local vendors, tradesmen, and businesses as they could be awarded bids on the subcontract portions of the project. Local electricians, plumbers, carpenters, cement workers, etc. could be a huge part of making this project happen and we could see some of the construction costs be spent right here with our local people. I have plans to also contract with an educator to help inmates with an educational program to give them the opportunity to receive their GED as well as full-time medical personnel to care for the medical needs of the inmates.

This project hinges on whether the city will deed the armory to the County. The County would not be able to invest \$12 million into a project on a facility they did not have a deed to. Also, by deeding the property to the County, the City of Mangum would eliminate itself from any liability regarding the property. According to our legal counsel, if the city wanted to retain its investment in the property, they could do a reversionary interest deed making it where the city deeds the property to the county so long as it is used as a county jail. If it were to ever not be used as a county jail, then the property would be deeded back to the city of Mangum. If the city wanted to sell the property to the county, then the deed process could be done like that as well.

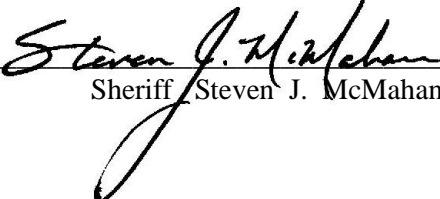
As for what the county can offer, I can only speak for what I can offer through the Sheriff's Office. I will guarantee, and we will make it a part of our agreement, to give the city five (5) free bed spaces in the new detention center. That's 5 inmates free of charge to the city of Mangum at any given time. The projected contract rates are \$60/ day. That means the city of Mangum could have people who have city fines/ tickets sit out a total of \$109,500/ year. In addition to the 5 beds in the new facility, I will give the city two (2) free bed spaces in our current facility until the new one is completed to utilize to house inmates on municipal charges or warrants giving the ability to have people sit out an estimate of \$44,160-\$55,200. The \$50.00 booking fee will also be eliminated for all city of Mangum inmates, now and in the years to come if an agreement can be reached for this project. You can image also, that once people realize the city will detain them for nonpayment of their fines, they will begin paying them, bringing more money into the city budget and eliminating outstanding municipal warrants.

I also want to offer this opportunity. Inmates that are sentenced to serve time in the county jail would be eligible to be utilized for work detail. If we had county sentenced inmates available, the city would be able to have an employee come get a work crew to do things in the city such as mowing/weed-eating, painting, etc. This will give the city of Mangum, when inmates are available, the opportunity to utilize inmate labor to help achieve the work needed in areas where the city doesn't have enough personnel.

In closing, I want to say that the need for a new county detention center is very real and very much a matter that is about 40 years late in trying to find an answer for. There has been talk about finding a way to make a new detention center happen for as long as I can remember here, but there's never been an opportunity that has been this possible. If this opportunity isn't taken at this time, it is believed that doing this same project even one year from now would not be a viable option because of the inflation of construction costs would rise to an amount that the revenue gained would not cover the cost of the construction. That would mean that anything beyond this point in time would likely involve a property tax increase. If nothing is done for a new detention center and the state were to shut down this current facility, the citizens of the county would be forced have an increase of property tax to cover the cost of incarcerating inmates in another county at a rate that would be more than the payment on this proposed facility. Through all the talks of a new facility over the years, we have never gotten this close to seeing it come to fruition. This can be a major milestone for Greer County and the City of Mangum.

Thank you for your time and dedication to making this possibility become a reality. If you, or the city council members, have any questions then please contact me. I hope we can find a way to make this happen. It would be beneficial for the progression of the project to move forward if a decision can be made at the May 7th meeting so that the necessary paperwork can be done, and the project can start. As soon as the deed portion is done, everything else can begin and we would be looking at seeing a new facility open within 16-20 months.

Sincerely,



Sheriff Steven J. McMahan