

CERTIFICATE OF AGENDA POSTING

COUNTY FACILITIES COMMITTEE

Regular County Facilities Committee Meeting scheduled for **April 26, 2023, at 2:00 P.M.** was posted at the San Benito County Administration Office, 481 Fourth Street, Hollister, CA, and on our county website, www.cosb.us on this 23th day of April 2023 AT 1 P.M. per Government Code Section 54956.

Gracie Rodriguez

Gracie Rodriguez,

Associate Admin. Analyst

SAN BENITO COUNTY County Facilities Committee

Committee:

*Board Supervisor Kollin Kosmicki, District 2
Board Supervisor Bea Gonzales, District 5*

AGENDA

**Wednesday, April 26, 2023
2:00 PM.**

San Benito County Administration Building
Board of Supervisors Chambers
481 Fourth Street, Hollister, California

Webinar ID: **821 8106 9250**

Webinar Password: **009721**

This meeting can be accessed through the following methods:

Through Zoom (<https://zoom.us/join>) per the instruction stated below

Participating by Zoom:

Three ways to attend Zoom meetings: on a web browser, through the Zoom App, or over the phone. Each webinar will have a webinar ID and password, a unique number associated with an instant or scheduled meeting (found at the top of this text). The chat feature is disabled for all participants. Additionally, the video function is not available to the public. Zoom regularly provides new versions of the Zoom desktop client and Zoom mobile app to release new security features and fix bugs. To ensure you can join the meeting and participate through public comment, please launch the web address to download the Zoom application: <https://zoom.us/support/download>. Furthermore, we recommend upgrading to the latest Zoom version once available. Please visit <https://support.zoom.us/hc/en-us/articles/201362233-Upgrade-update-to-the-latest-version> to ensure you have the newest Zoom update.

A. Zoom on Web-browser:

a. If joining through a web browser, launch the address <https://zoom.us/join> or open the direct link listed below: <https://zoom.us>

B. Or launch the Zoom app on your Tablet or Smartphone:

b. Select **"JOIN A MEETING."**

c. The participant will be prompted to enter **Webinar ID and Password listed above** and name to join the meeting. The meeting agenda can be found at <https://www.cosb.us/>

d. The participant can launch audio through their computer or set it up through the phone.

- e. **Public Comment:** Select the "**Participants Tab**" and click "**Raise hand**" icon, and the Zoom facilitator will unmute you when your turn arrives.
- C. **Zoom Audio Only (phone):**
 - a. If you are **calling in as audio-only**, please dial **US: +1 669 900 6833 or +1 408 638 0968**
 - b. It will ask you to enter the **Webinar ID listed above**, followed by the "**#**" **key** (pound key), then enter the **Webinar Password listed above** at the top page of the agenda. The meeting agenda can be found at <https://www.cosb.us/>
 - c. It will then ask for a **Participant ID**; press the "**#**" **key** (pound key) to continue.
 - d. Once you enter the Zoom meeting, you will automatically be placed on mute.
 - e. **Public Comment:** If you are using a phone, please press "*9" (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Tuesday prior to the meeting to the Associate Administrative Analyst Gracie Rodriguez at grodriguez@cosb.us

Public Comment Guidelines

- A. The Committee welcomes your comments.
- B. If participating on Zoom, once you are selected, you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.
- C. Each individual speaker will be limited to a presentation total of three (3) minutes or such other time as may be designed by the Chair.
- D. Please keep your comments brief and to the point, and do not repeat prior testimony so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please get in touch with Gracie Rodriguez, at (831) 636-4000 or email grodriguez@cosb.us

The San Benito County Facilities Committee welcomes you to this meeting and encourages your participation.

- *If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Committee, please state your name for the record. Please address the Committee as a whole through the Chair.*
- *If you wish to speak on an item contained in the agenda, please seek recognition from the Chairman prior to consideration of the item.*

2:00 PM CALL TO ORDER

1. PLEDGE OF ALLEGIANCE.

Led by Supervisor Gonzales, District 5

2. ROLL CALL.

3. ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING

4. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*
5. Approve action minutes for the Special County Facilities minutes on Thursday, February 16, 2023, at 10:30 AM

REGULAR AGENDA

6. PRESENTATION: Accept presentation on library renderings – Vision Plan and library giving Campaign for the San Benito County Free Library - open discussion and provide staff direction as desired.
7. DISCUSSION: Open discussion on tours of County Rosa Morada Property, Child Support Service Building and/or provide staff direction.
8. UPDATE: Receive an update and discuss options on revamping the County Board Chambers public seating chairs located in the County Administration Building; provide staff direction as desired.
9. FUTURE AGENDA ITEMS., No discussion of these items shall occur, but the Committee may direct any of the reports to be placed on the agenda for a future meeting.

ADJOURNMENT:

As required by Gov. Code Section 54957.5 any public record distributed to the San Benito Economic Development Committee less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the office of the Clerk of the Board, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the office of the Clerk of the Board.

<p><i>In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.</i></p>
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SAN BENITO COUNTY
County Facilities Committee

Committee:
Board Supervisor Kollin Kosmicki, District 2
Board Supervisor Bea Gonzales, District 5

SPECIAL AGENDA MINUTES
Thursday February 16, 2023
10:30 A.M.

San Benito County Administration Building
Board of Supervisors Chambers
481 Fourth Street, Hollister, California

2:00 P.M. CALL TO ORDER

1. PLEDGE OF ALLEGIANCE.

The Pledge of led by Supervisor Kosmicki, District #2

2. ROLL CALL.

Bea Gonzales _x_
Kollin Kosmicki _x_

3. ACKNOWLEDGE CERTIFICATE OF POSTING

4. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*

Opened public comment.
Closed public comment.

5. Approve action minutes for October 24, 2022, County Facilities Committee Meeting

Public Comment opened.
Public Comment Closed.

MOTION

Motion to approve actions minutes for October 24, 2022, County Facilities Committee Meeting made by Supervisor Kosmicki, seconded by Supervisor Gonzales.

2-0

For (2)

Ayes: Kosmicki, Gonzales

Against (0)

Noes: -

REGULAR AGENDA

6. PROPOSED RESOLUTION PURSUANT TO AB 361- Adopt the proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of February 16, 2023, through March 15, 2022, pursuant to AB 361.

Public comment opened.

Public comment closed.

MOTION:

*Motion to adopt the proposed resolution of the County Facilities Committee Meeting, made by **Supervisor Gonzales**, seconded by **Supervisor Kosmicki**.*

2-0

For (2)

Ayes: Gonzales, Kosmicki.

Against (0)

Noes: -

7. Appoint committee Chair and Vice Chair of County Facilities.

Public Comment opened.

Public Comment Closed.

MOTION:

Motion to approve appointment of Supervisor Kosmicki as Chair of the County Facilities Committee made by Supervisor Gonzales, seconded by Kosmicki.

2-0

For (2)

Ayes: Gonzales, Kosmicki.

Against (0)

Noes: -

Motion to appoint Supervisor Gonzales as Vice Chair of the County Facilities Committee made by supervisor Kosmicki, seconded by Supervisor Gonzales.

2-0

For (2)

Ayes: Kosmicki, Gonzales.

Against (0)

Noes: -

8. Approve the County Facilities committee schedule for the calendar year 2023, meeting every other month, 3rd Wednesday at 2:00 pm, and/or provide staff direction.

Public comment opened.

Public comment closed.

Dialogue to move meetings to the fourth Wednesday at 2:00 P.M. every other month.

MOTION

Motion to approve Calendar schedule for County Facilities meeting every other month on the fourth Wednesday at 2:00 PM, motion by supervisor Gonzales.

2-0

For (2)

Ayes: Gonzales, Kosmicki.

Against (0)

Noes: -

9. Receive updates and discuss the old Behavioral Health Building and the Office of Education move. And/or provide staff direction if desired.

Steve Loupe, Public Works Administrator & County Engineer, provided an update on Office of Education remodel to the existing area of the behavioral health building that is currently occupied by Child Support Services.

Child Support Services is remodeling the vacant half of the behavioral health building with anticipated end date of June 2023 to finish the remodels.

The county currently has a budget available of 50k to perform architectural design of the remodel, with total cost totaling 400k. County may need to utilize General Funds dollars for the Office of Ed remodel.

County Administrator Officer (CAO) provided brief comments on the situation. Discuss with Krystal Lomanto on what features would be ideal for the space available.

Krystal Lomanto, San Benito County Superintendent of Schools, discussed meeting with Karen Gumin former Capital Project Manager to discuss feasibility of building upgrades. Up for further discussion the County engaging with funds. Office of Education cannot put in funds due to not owning the building and responsibility tied to utilizing public funds. However, the Office of Education, is willing to collaborate and understand the library's need to expand.

Superintendent encourages both supervisors to visit the location for better understanding of the needed renovations.

A follow up meeting may be established with the superintendent and the architect to come up with a definitive budget if the committee would like to move forward and bring up with the Board of Supervisors.

*Public comment opened.
Public comment closed.*

Supervisor Gonzales had no further comments.

Supervisors Kosmicki wanted elaboration on the state code aspect that does not allow public funds to be put into the remodel of the facility, since it is not owned by the School district.

**Barbara Thompson, County Counsel, provided comments. The office of education has not gone independent, would like to discuss the long-term plan to go independent, bring back to the next county facilities meeting for discussion.*

Supervisor Kosmicki in agreement to bring back for further discussion, potentially discuss options on the remodel what is essential and so forth. Look into a potential Lease with Office of Ed. to collaborate on funding of the remodels.

Staff to set up a visit with Supervisors to tour the Behavioral health Building for perspective.

Has staff looked at other locations; county did investigate other spaces, but none have been appropriate for the services needed to be served.

Presentation only; not action taken.

10. Receive updates, discuss the Child Support Services (CSS) construction status, and fund obligations, and/or provide staff direction if desired.

CAO provided comments construction for the CSS has begun and it is anticipated to conclude in 3 months, Mr. Loupe concurs. Also updated the committee on the status of the new capital projects manager, recently made an offer of employment and applicant accepted.

Public comment opened.

Public comment closed.

No further comments.

Presentation only, no action taken.

11. Receive updates and discuss the library grant, next steps, a potential second round of library funding, and utilizing Strada Verde Center for passport services and/or provide staff direction if desired.

Nora Conte, County Librarian, provided an update on the library grant status, library was awarded 10 million with a 5 million match for expansion. submitted additional information regarding the budget. Looking at a construction company and discussing potential costs. Will need to go to the board for final approval for the construction company.

The state announced a second round of funding available in November/December of 2022, librarian provided further details; submitted a letter of interest with no obligations at that time. In the first quarter of the second round, information will or has been distributed out, in the third quarter the state will announce those awarded. It would be an additional 10 million from the state library with a county match of 2.5 million.

Further dialogue surrounding library services ensued. Discussed potentially using the Strada Verde facility for such services during the expansion phase. Staff also investigated the Rosa Morada Facility however it requires some fix ups.

Public comment opened.

Public comment closed.

CAO provided further comments. There is a timeframe for the grant and staff have been collaborating to meet the project needs within the allocated timeframe.

**Susan Logue, Friends of the library, provided comments. Worked with Damon Felice for some renderings for existing site. Will be provided a presentation at the next county facilities meeting.*

Supervisor Kosmicki and Gonzales would like to bring this topic for board discussion of utilizing the Strada Verde facility for library services.

Presentation only, no action taken.

12. Receive updates and discuss Rosa Morada's status and potential usage of the building/area by the library department and/or provide staff direction if desired.

County Engineer recently toured the rosa morada location with two building onsite, and noted some potential upgrades to take place, advised that the building is worth exploring for additional office space and temporary relocation site. Can bring on an architect to obtain an estimate on costs.

Public comment opened.

Public comment closed.

Supervisor Gonzales, brought up the previous discussion of selling the facility.

CAO provided brief commentary on the need for extra space and the need to move forward with potentially renovating the site.

To address the water situation, ensue with testing the water at the location to understand what needs to be done to bring up to appropriate standards.

Supervisor Kosmicki inquired about using the rosa morada location as library space. County Librarian provided comments on what service can be place out there. Supervisor Kosmicki questioned for this location to work for a second expansion? County librarian did not recommend using this rosa morada as potential second expansion.

Staff to move forward with a walk through of the facility to get an estimate on cost of upgrades to the location.

Presentation only, no action taken.

13. Discuss housing: Buena Vista Property, Migrant Housing Center, and Joe Serna Jr. farmworker housing grant program; provide staff direction if desired.

Enrique Arreola, Deputy Director of Community Services and Workforce Development (CSWD), and County Engineer provided an overview of the Migrant Housing center Tenant improvements progressing and to be completed within two months. Additionally, staff are looking into the Cal home and Joe Serna grant for funding and what sites could potentially work for a project. Chappell property could potentially be used for manufactured homes if awarded the grant, given timing staff will not be able to submit the

grant for 2023 but considering that the grant is annual, staff plan to prep in advance for the next round of funding. The Chappell site, Health and Human Services Agency has planned to utilize this site for another project. Also reaching out to the city of Hollister to discuss potential site availability for such projects.

For Buena vista, committee members are still exploring utilizing for farmworker housing or low income affordable housing, staff will continue to explore these options. Also looking to install more signage at the Buena Vista site.

Presentation only, no action taken.

14. Discuss revamping the County Board Chambers public seating chairs located in County Administration Building and/or provide staff direction if desired.

County seating in the Board Chamber have recently been evaluated and chair need repairs. County Engineer provided background on previous discussions to do upgrades of the chairs. About 15-30% of the chairs need new parts, parts for the chair may be difficult to acquire given how outdated the chairs are.

*Public comment opened.
Public comment closed.*

Board Supervisor Gonzales provided comments and highlighted that ADA improvements were approved when the initial discussion took place, but not the upgrades of the chairs.

Further dialogue on how to pursue with costs of upgrades and present some options to consider.

Presentation only; no action taken.

15. FUTURE AGENDA ITEMS., No discussion of these items shall occur, but the Committee may direct any of the reports to be placed on the agenda for a future meeting.

*Public Comment opened.
Public Comment closed.*

No further comments from committee or staff.

CLOSED SESSION

16. CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 59456.8 Property Address: 1111 San Felipe Rd,
Hollister, CA Agency Negotiator(s): Ray Espinosa, CAO; Tracey Belton, HHSA
Director, Enrique Arreola, Deputy Director HHSA, Barbara Thompson, County
Counsel, Irma F. Valencia, Deputy County Counsel Negotiating Parties:
Community Services Development Corp. - Sonny Flores Under Negotiation:
Price and terms of lease.

Public comment opened.

Public comment closed.

No reportable action.

ADJOURNMENT:

*Motion to Adjourn the County Facilities Committee Made by **Supervisor Gonzales**. Seconded by **Supervisor Kosmicki**.*

2-0

For (2)

Ayes: Gonzales, Kosmicki

Against (0)

Noes: -