



# 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, 3<sup>rd</sup> 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: -*