



SAN BENITO COUNTY County Facilities Committee

Committee:

**Chair of the Board of Supervisor Bea Gonzales, District 5 and
Vice-Chair of the Board of Supervisor Bob Tiffany, District 4**

SPECIAL AGENDA MINUTES Wednesday, May 4, 2022 2:00 PM.

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

2:00 PM CALL TO ORDER

1. PLEDGE OF ALLEGIANCE.

The pledge of Allegiance led by Supervisor Tiffany, District #4

2. ROLL CALL.

Supervisor Gonzales	<u>X</u>
Supervisor Tiffany	<u>X</u>

3. ACKNOWLEDGE CERTIFICATE OF POSTING

Motion to acknowledge certificate of posting.

Made by Supervisor Tiffany, seconded by Supervisor Gonzales.

2-0

<i>For (2)</i>	<i>Against (0)</i>
<i>Ayes: Gonzales, Tiffany</i>	<i>Noes: -</i>

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.*

*Public comment opened
Public comment closed.*

CONSENT AGENDA

5. Approve action minutes for February 16, 2022.

MOTION:

Motion to approve minutes for February 16, 2022, made by **Supervisor Tiffany**, seconded by **Supervisor Gonzales**.

2-0

For (2) Against (0)
Ayes: Gonzales, Tiffany 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 May 4, 2022, through June 3, 2022, pursuant to AB 361.

Public Comment opened
Public Comment closed

MOTION:

Motion to approve the resolution as presented, made by **Supervisor Tiffany**, seconded by **Supervisor Gonzales**.

2-0

For (2) Against (0)
Ayes: Gonzales, Tiffany Noes: -

7. Discuss the County Facilities Committee meeting schedule and propose new times & dates if necessary.

Gracie Rodriguez, Associate Administrative Analyst, introduced the item, which was brought forward to the committee due to schedule conflicts for some of the remaining County Facilities Committee meetings.

The direction for the new schedule for remaining County Facilities Meetings is set for 2:00 P.M. on the following dates:

June 29, 2022
October 19, 2022
August 24, 2022
December 14, 2022

Public Comment Opened.
Public Comment Closed.

No action taken, discussion only.

8. Discuss Capital Improvement Projects and recommendations to the Board of Supervisors.

Karen Gumin, Capital Project Manager at Resource Management Agency (RMA), presented the item. Provided a quick overview of background information, the facilities and capital improvement projects, and the process.

CAO provided input and emphasized the importance of Job Order Contracting (JOC) for RMA, the process, and the amount of work involved. This would give RMA more discretion to address concerns or take on projects without having to bring any item to the Board to move forward with a particular project.

Supervisor Tiffany acknowledged that the Board of Supervisors has recently increased the purchasing amount; however, they would like to know what would require RMA or others to come to the Board for direction.

Steve Loupe, Interim RMA Director, provided information and gave notice that the JOC Contract, which would approve having contractors on standby, will be presented at May 24, 2022, Board of Supervisors meeting for consideration. If approved, this would allow County to have six contractors onboard to address approved projects and matters that fall within the established approved level of discretion given to RMA or County Staff. Anything outside the specified level of discretion would go to the board for approval.

Karen continued with the established list of Capital Improvement Projects, and Gabriel Orozco, Budget Officer, provided information on the budget side of things. The list provided to committee members has general fund items listed at the top and non-general items listed lower down and are further broken down by categories, including but not limited to priorities, ongoing, limited, etc.

Supervisor Tiffany asked if a process was established to determine which requested projects were taken on.

CAO and Budget Officer commented on how requests are addressed, the process taken, and the level of transparency staff would like to maintain with the Board of Supervisors and others.

Committee members and staff continued dialogue on funding available and are requesting feedback on staff recommendations for what items to bring back to the Board of Supervisors. County staff gave first impressions on what projects would be ideal to pursue with the amount of funding available.

There was an extensive dialogue on the suggested projects to move forward with, including but not limited to the library expansion, moving Child Support Services and Office of Education to other locations, veterans park ADA bathrooms, etc.

Public comment opened.

Public comment closed.

Committee members provided direction on items to bring to the Board of Supervisors meeting on May 17, 2022, for consideration - Veterans Park and library.

No action taken, discussion only.

9. Discuss County-owned property, including but not limited to Rosa Morada/Fairview, and provide an update on well, source of water, and possible future uses.

Steve Loupe, Interim RMA Director, provided an update on Rosa Morada. Testing of the well water has been sent, and pending results for the quality of water, 3-4 weeks. Provided some information on the usage of the property. In previous years property was going to be for the fire department. However, the fire department has shown no interest at this time. Other options for consideration are 1) demolition of current facilities and reconstruction of a facility for the ag department and county staff, 2) Pertains to storage, padlock the lot, and install storage facilities, which would address current storage issues, 3) Cleanup site and lease out for various uses.

The second property is off Buena Vista Road – potential uses include storage, homeless facilities, and encampments.

The third property is on Flynn Road – The property was considered for homeless encampments but was deemed inappropriate. Property may be used as another Storage location.

Public Comment opened

Public Comment closed.

Supervisor Tiffany acknowledged both Buena Vista and Flynn were considered for homelessness, but the decision was to not move forward with homelessness on the two sites. Would like to explore the Buena Vista property for affordable housing, like a sweat equity project. If Rosa Morada is leased out, would County obtain reasonable revenue?

CAO provided an answer not much revenue from Rosa Morada if leased.

Supervisor Tiffany asked how the County came about owning Rosa Morada. Can County sell the property?

CAO explained the County had the Rosa Morada property for many years, and Steve stated that County staff could explore the option of selling the property.

Supervisor Gonzales asked, regarding the storage units, if the idea was to rent or buy the units.

County would find it more beneficial to buy the units instead of renting them.

CAO stated staff would investigate selling the Rosa Morada property and bring it back to the Board of Supervisors for further discussion

No action taken, discussion only.

10. Provide an update on countywide storage leases, space available, or lack thereof, and provide direction, if desired.

Gabriel Orozco, Budget Officer, provided an overview of the current situation regarding County storage. Storage of documentation has been a topic of discussion in freeing up some space. Some county departments have rented out storage units, while others have freed up space by scanning documents. County spends about \$20-30,000 in storage. In-storage facilities can be more cost effective up space for staff and others.

CAO provided further comments behind the reasoning for bringing this item forward. And how it may benefit the County in the long run.

Public comment opened.

Public comment closed.

No action taken, discussion only.

11. Update on leases of County properties, including but not limited to leases at three County-owned properties located at 1970 Aznar Road, Aromas, 2733 John Smith Road, Hollister, and adjacent to 2310 San Juan Hollister Road, Hollister. Provide direction, if desired.

Barbara Thompson, County Counsel, introduced the item and provided an update on three parcels that have been noticed for lease:

Aznar Road, Aromas: 18 acres, lease for grazing, approached by a neighbor of the parcel who is maintaining the fencing and would like to run his cattle on the field. The proposal received would be for 540 dollars per year with a security deposit. Responsibility for maintaining the upkeep of the fence, insurance, and lease terms would fall on the lease.

John Smith Road: Approx. One hundred acres, approached by a neighbor who would also like to run cattle on the property in exchange for the upkeep of land and fence. The proposal would be for \$33 per acre with no payment for the first year because Leasee will be constructing & upgrading the front fence line to a minimum five-strand barbed wire fence, keeping the other barbed fence add a gate to the front. County would clear vegetation from the front parcel, Leasee would have liability insurance and county indemnification.

2310 San Juan Hollister Road: 3 acres, not appropriate for grazing due to being located on two roads. It would be to keep the land mowed and maintained, reducing the fire hazard.

County several years ago delegated to County Administrative Officer the authority to enter into a lease agreement of county properties if the monthly rental value is less than \$7,500 and the lease is no longer than ten years. The code section requires that notice of leases be published and posted. After selecting responsible parties, notice must be given to the Supervisor in the district where the lease is located, and the name of the person leasing the property before the lease is executed in the event Supervisor would like to object.

At issue, the property of Aznar now has two respondents; the Committee may act or defer to staff on selecting a responsible party. Options to make an appropriate selection may include a statement of qualifications from both respondents and going through a bid-off process to determine reasonable lease value.

*Public comment opened.
Public comment closed.*

Supervisor Gonzales expressed her understanding of the situation and would like to ensure that all work will be done transparently.

CAO, Ray Espinosa, provided further details and a history of previous leases.

Supervisor Tiffany provided a few comments and is interested in learning more about the dollar values and if they are market rates.

County Counsel provided information on the established dollar values and will verify if the dollar amount is appropriate for the parcels.

The County would also verify with the Assessor's office.

Supervisor Tiffany expressed that going through a qualitative approach would be ideal given the lease amounts.

Supervisor Gonzales asked how this matter would follow procedure.

County Counsel elaborated on the procedure, parcels have been noticed, and prepare lease agreements with the selection responsible party and to have the CAO execute unless otherwise directed to bring back to committee or Board of Supervisors.

CAO provided further details; County Counsel summed up direction. Leases are to fall under the CAO's discretion.

No action taken, discussion only.

