



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*

AGENDA MINUTES

Wednesday, June 29, 2022

2:00 P.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 Allegiance led by Supervisor Gonzales, District #5

2. ROLL CALL.

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

5. Approve action minutes for May 4, 2022.

MOTION:

Motion to approve action minutes for May 4, 2022, County Facilities Committee Meeting, 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 June 29, 2022, through July 28, 2022, pursuant to AB 361.

MOTION:

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

2-0

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

Public comment opened.

Public comment closed.

7. Discuss Rosa Morada, including but not limited to selling property and relinquishing the playground onsite; provide staff direction if desired.

Karen Gumin, Capital Project Manager, introduced the item. Rosa Morada Property is a 2.9-acre site on the corner of Fairview and Rosa Morada Road with two buildings and a playground onsite. The staff is looking forward to receiving direction on how to move forward with the property.

County Administrative Officer, Ray Espinosa, provided further background information. There have been many thoughts about what to do with the property. Potentially uses that have been brought up are utilizing the location for a third fire station, county storage of documents, vehicle storage, selling the property, using the site for homelessness, and so on. There have been some requests to relinquish the playground onsite, and there is a legal process to move in that direction.

Barbara Thompson, County Counsel, was requested to investigate what would be necessary to dispose of the surplus property. There is a procedure to dispose of county surplus and can provide the information to the CAO and committee members.

Supervisor Tiffany asked CAO what the property was worth? The capital Project manager provided an estimate on the playground onsite. However, she does not have information on the building.

County Counsel asked if the playground could be placed at one of the current county parks or if there were any concerns with doing so. Karen explained that no playground equipment appeared broken and could investigate putting the playground set at another park if feasible. Not prepared to provide information on the market value of the property.

Gabriel Orozco, Budget Officer, provided information on the County's lack of documentation storage and what expenses are currently being paid for storage. There is a potential option of making a one-time purchase of Conex containers and costs to store county paperwork and documents.

Steve Loupe, interim Resource Management Agency Director, provided an estimate of the costs of Conex containers.

Committee and staff had further dialogue regarding the Conex boxes.

Staff will investigate the property's value and return an item to the Committee for further discussion and direction on the next steps.

Supervisor Tiffany commented on the Buena Vista Property and how the Committee may better understand how to proceed with the property in the following weeks.

Another issue to address is if the County plans to store vehicles on county property, the County must accommodate the property if cars are potentially leaking fluids.

CAO provided final comments on the property utilization; if sold, the Committee may have to investigate other properties to place a potential fire station in the unincorporated. There is a discussion of a JPA for a fire district, and we are waiting to hear possible next steps.

Public comment opened.

Public comment closed.

8. Discuss the timeline of County projects and current and new project requests, including but not limited to Board chamber renovations, Child Support Services & Office of Education relocations, and road projects. Provide staff direction, if desired.

Karen Gumin, Capital Project Manager, introduced the item. Provided information on the current projects in the queue and discussed the process that was taken to get the projects going. Projects included the Board Chamber updates, Child Support Services Office, and Office of Education relocations. Elections department changes are delayed, and County staff will take an item to the Board on August 9 to approve a bid. Job Order Contracting is out to bid; submissions are due August 15. Library Kiosk, site engineering has started. Other projects that have been brought up have been the Jail Playground, Probation Annex Building Alarm System upgrades, and the State of CA 823 Part B Grant for Juvenile Hall improvements.

Supervisor Gonzales asked regarding the Jail Play structure where the funding was going to come from, whether the General Fund or the Community Corrections Partnership Grant?

Karen will be collaborating with Gabriel Orozco to determine what the grant can cover and what may need to be funded through another fund avenue.

Supervisor Tiffany asked if this project was something the Sheriff's office brought forth? Would not like to spend general fund money but would be okay with utilizing grant funds.

The county staff anticipates that most of the funding will come from the CCP rather than the general fund.

CAO provided some clarifications regarding the Juvenile improvements.

Staff had further dialogue with the Committee regarding other projects that have been brought up. Karen addressed the project list pipeline and shared some work in progress.

Supervisor Tiffany asked regarding the Jail play structure, who is taking the project on, Resource Management Agency, or another department.

The County staff provided clarification.

Public comment opened.

Public comment closed.

9. Discuss utilizing County properties, including but not limited to Flynn Road, for potential County storage location; provide staff direction if desired.

Karen Gumin, Capital Project Manager, introduced the item. Karen clarified the location of 710 Flynn Road and highlighted the project proposed for the site.

Supervisor Gonzales emphasized that documents that would be stored would require proper security due to the content of the documents that would be held at the location.

CAO provided some comments on the durability of Conex storage containers.

Supervisor Tiffany asked if it is anticipated that this project would be long-term and pay for itself over time. It was determined that this could potentially be a long-term project and benefit the County by freeing up space for staff.

CAO provided further comments on storage for documents and space for County staff. It is recommended potentially look into the facility's master plan at the following meeting.

Karen also provided information on a secured parking lot as suggested by Sheriff's department and the potential to utilize specific fees to pay for the project.

County Counsel and Budget Officer will discuss further and provide findings later.

As part of the including but not limited portion, CAO provided information on the concerns for the parking lot on the east side of the building where staff park and the implementation of parking permits.

Supervisors Tiffany and Gonzales agree to implement parking permits for staff to address some parking issues. The team will return with more information at a future meeting.

10. 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.

No additional items were requested.

