

CERTIFICATE OF AGENDA POSTING

COUNTY FACILITIES COMMITTEE

Regular County Facilities Committee Meeting scheduled for **October 19, 2022, 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 14th day of October 2022 AT 5 P.M. per Government Code Section 54956.

Gracie Rodriguez

Gracie Rodriguez,

Associate Admin. Analyst

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

Wednesday, October 19, 2022

2:00 PM.

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

Webinar ID: [881 8078 1993](#)

Webinar Password: 820532

Pursuant to AB 361, and the resolution adopted thereunder, relating to the convening of public meetings in response to the COVID-19 pandemic, and pursuant to the recommendation from Dr. Gellert dated January 5, 2022, members of the Committee are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

The meeting is closed to the public. The meeting will be available through Zoom those who wish to join or require accommodations with the instructions below:

This meeting can be accessed in 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, which is 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 version of Zoom once it is 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 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 **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 Monday prior to the meeting to the Senior Administrative Analyst at dalonso@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 contact Dulce Alonso, at (831) 636-4000, or email dalonso@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.
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 August 24, 2022, County Facilities Committee meeting.

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 October 19, 2022, through November 18, 2022, pursuant to AB 361.
7. CAPITAL IMPROVEMENT PROJECTS (CIP) - Receive and discuss CIP updates, including but not limited to the old county courthouse, asbestos mitigation, and provide staff direction if desired.
8. PARKS UPDATE – receive updates regarding parks, current project status, project timelines, and discuss the projected grand opening of San Benito River parkway.
9. CHILD SUPPORT SERVICES – Discuss Child Support Services’ remodel progress and provide staff direction if desired.
10. LIBRARY EXPANSION – Receive an update on the library expansion and discuss projects related to the library; provide staff direction if desired.
11. OFFICE OF EDUCATION – Receive the Office of Education transitioning timeline to new location and provide staff direction if desired.
12. OFFICE SPACE FOR ELECTED OFFICIALS - Discuss office space for elected officials, receive updates and provide staff direction if desired.
13. PARKING ADJACENT TO ADMINISTRATION – Discuss the parking lot adjacent to the County Administration building and discuss permit parking or other options to address limited parking; provide staff direction if desired.
14. APPRAISAL OF MOTELS – Receive an update on the appraisal of two motels, discuss the next steps and provide staff direction if desired.
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.

ADJOURNMENT:

Adjourn to the next regular County Facilities Committee meeting on December 14, 2022 at 2:00 PM.

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.

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.



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, August 24, 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 the 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 Gonzales and seconded by Supervisor Tiffany.

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.*

*Committee opened public comment.
No comment.
Closed public comment.*

5. Approve action minutes for June 29, 2022.

MOTION:

*Motion to approve action minutes for June 29, 2022, County Facilities Committee Meeting made by **Supervisor Gonzales** and seconded by **Supervisor Tiffany**.*

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 from August 24, 2022, through September 28, 2022, pursuant to AB 361.

MOTION:

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

2-0

For (2) Against (0)

Ayes: Gonzales, Tiffany Noes: -

Public comment opened.

Public comment closed.

7. **Discuss County Parcel adjacent to the Jail.** Receive the proposed site layout and receive information on Central Coast Community Energy (3CE) battery storage proposal and other relevant information. Discuss and provide direction if desired.

Steve Loupe, Interim Resource Management Agency Director, provided a brief presentation. Committee previously considered the 710 Flynn Road County parcel adjacent to the Jail for multiple utilizations. A new site circulation plan for the parcel includes a secured parking lot for staff, an area for Conex storage containers, and a battery storage area. Steve provided a brief overview of the site and how the area would be laid out with 16 Conex Units (20x15), 40 stalls for employee parking in the front, an additional 20 stalls in the back, and the battery storage area.

Supervisor Tiffany inquired about the current parking situation.

Steve provided information that there are currently 60 stalls for parking and 6-8 ADA stalls; the main concern currently is the employee parking area that is near the releasing area of inmates, which may present some risk factors to employees. The new layout would minimize encounters.

County Administrative Officer, Ray Espinosa, provided comments regarding the goal of Central Coast Community Energy (3CE), and it intends to reduce its carbon footprint and be more energy efficient. Introduced Warren Tomlinson representing 3CE, provided a further presentation on the Energy Battery Storage Area proposal and what it would entitle. This project would run from Santa Barbara County to Santa Cruz County. Counties have submitted parcels that would be ideal for a storage location. For San Benito County, the parcel is 710 Flynn Road. Warren provided an outline of how the project would unfold and what the county could expect.

Supervisor Gonzales asked about the cost-benefit analysis and any potential issues for the county with the study. It is anticipated to have any opposition from the community.

No cost to San Benito County, fully funded by 3CE; the only cost is associated with 3CE using the land. The battery store area will have safeguards in place to protect the product and minimize any potential issues. Anyone with intimate knowledge about the clean energy outcome would lean towards advocating for the project. The opposition may come from the placement of the storage area. This would be a one-year study; no commitment from the county is required at this time. The asset would last 15-20 years if the study had a good outcome. Great benefits to the State of California and climate change. Further dialogue regarding the benefits and what other counties are participating.

Supervisor Tiffany asked if there was noise involved that adjacent homes or businesses in the area would be opposed security.

No noise is associated, and storage will be fenced.

Supervisors agreed to bring the item back to the board for further consideration, along with the proposed layout of the other projects of Conex boxes.

Public comment opened.

No comment.

Public comment closed.

8. **Migrant Camp Homes Rehabilitation Project-** Receive presentation and request direction from Committee regarding project funding. Discuss and provide direction if desired.

Karen Gumin, capital project manager, introduced the item and provided background information on the capital project, migrant camp housing remodel. Provided information on the bids received and the funding gap that needs to be addressed. The State was contacted regarding the gap; however, State has no additional funding available to cover the gap. Karen provided a few options for the Committee to consider. Resource Management Agency can take an item to the board for further consideration to reject bids received and move forward utilizing the Job Order Contractors to take on the project, making it an in-house project that can help with costs.

Supervisor Gonzales expressed her agreement with moving forward with the recommendation of delegating the project to the in-house contractors (JOC) and bringing the item to the Board of Supervisors for further consideration and approval.

Supervisor Tiffany sought verification that going to the JOC labor would reduce the project's price and still meet the essentials of the project. And of there a possibility of money being left over?

Karen provided an overview of how the project would be handled in-house and confirmed that there might not be funding left over.

Public comment opened.

No comment.

Public comment closed.

9. **Veterans Memorial Park** – Receive updates regarding bathroom rehabilitation and provide direction if desired.

Karen provided an update on the Veteran's Memorial Park bathroom rehabilitation. The entrances were sloped and are now ADA-compliant. Has met with the architect to do a walkthrough for project designs. Also provided was a brief walkthrough of how the project may unroll and progress.

Supervisor Gonzales asked when the estimated completion date could be.

Karen anticipates that the project may be completed in January – March of 2023.

Supervisor Tiffany asked about the other projects at the Veteran's Park.

Steve Loupe provided an update on the other projects and anticipated a similar timeline as the restrooms, alluding that completion may be in the springtime as well.

Supervisor Tiffany inquired about the Historical Park bathrooms. Karen stated that time would need to be scheduled with the architect to do a walk-through for project initiation; however, no timeline has been set.

Public comment opened.

No comment.

Public comment closed.

- 10. Resource Recovery Park-** Receive presentation and request direction from Committee regarding the potential use of homeless parking vehicles and provide direction if desired.

Steve Loupe presented the resource recovery park item. He stated that the county owns about 100 acres adjacent to the San Benito County Landfill, and about 30 of those acres are usable as it is primarily flat. The suggested uses in the past have been to have it as a sight for concrete recycling waste and other waste materials. There is a new barb-wired fence in place, given that it is currently used for grazing.

CAO provided further comments; in the place, the Board has looked at other options; however, companies would request that the County front the cost, which has led potential agreements to be placed on hold.

Steve presented the current proposal, which included a parking area, showers, restrooms, and a leach field. The County would have to do its due diligence to maintain the foundation.

Supervisors provided comments. Ultimately agreed that this would not be an ideal time or location for the proposed project.

CAO provided further comments regarding another building that may be better suited for the proposed project.

Public comment opened

Angela Curro provided a comment.

Public comment closed.

- 11. 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.

**BEFORE THE SAN BENITO COUNTY FACILITIES COMMITTEE,
COUNTY OF SAN BENITO**

RESOLUTION NO. 2022- 05

**RESOLUTION OF THE SAN BENITO COUNTY FACILITIES COMMITTEE
AUTHORIZING CONTINUED REMOTE
TELECONFERENCE MEETINGS**

WHEREAS, the County of San Benito and the San Benito County Facilities Committee is committed to preserving and nurturing public access and participation in meetings of the Board of Supervisors and Committee meetings, subject to the Ralph M. Brown Act (“Brown Act”); and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and,

WHEREAS, the proclaimed state of emergency remains in effect; and,

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), provided certain requirements were met and followed; and,

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and,

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361 that provides that a legislative body subject to the Brown Act may continue to meet without fully complying with the teleconferencing rules in the Brown Act provided the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and further requires that certain findings be made by the legislative body every thirty (30) days; and,

WHEREAS, California Department of Public Health (“CDPH”) and the federal Centers for Disease Control and Prevention (“CDC”) caution that the Delta variant of COVID-19, currently the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and,

WHEREAS, the Board of Supervisors is empowered by Article XI, section 7 of the California

Constitution to take actions necessary to protect public, health, welfare, and safety within the unincorporated areas of the County; and,

WHEREAS, the County has an important governmental interest in protecting the health, safety, and welfare of those who participate in meetings of the County's various legislative bodies subject to the Brown Act; and,

WHEREAS, in the interest of public health and safety, as affected by the emergency caused by the spread of COVID-19, the San Benito County Board of Supervisors deemed it necessary to find that a *requirement* to meet in person for meetings of all County of San Benito related legislative bodies subject to the Ralph M. Brown Act would present imminent risks to the health or safety of attendees, and thus, intends to invoke the provisions of AB 361 related to teleconferencing; and,

WHEREAS, on September 30, 2021, Dr. Ghilarducci, Interim San Benito County Public Health Officer, issued a recommendation on Social Distancing, attached hereto as Exhibit "A", and incorporated herein by this reference; and,

WHEREAS, on October 12, 2021, the Board of Supervisors of San Benito County adopted a resolution authorizing teleconferencing meetings pursuant to AB 361; and

WHEREAS, the Board of Supervisors' adopted resolution applies to all legislative bodies of the County, thus allowing all bodies to utilize the provisions of AB 361; and,

WHEREAS, the Facilities Committee is presented by this resolution for the opportunity to determine whether AB 361 should be specifically applied to Facilities Committee meetings;

WHEREAS, the San Benito County Facilities Committee has considered all information related to this matter, as presented at the public meetings of the Fish & Game Committee identified herein, including any supporting reports by County Staff, and any information provided during public meetings, including but not limited to the current circumstances related to the state of emergency, which continues to remain in active.

WHEREAS, the San Benito County Facilities Committee further finds that the state of emergency continues to directly impact the ability of the members to meet safely in person.

NOW, THEREFORE, BE IT RESOLVED, by the San Benito County Facilities Committee as follows:

1. The San Benito County Facilities Committee finds that the facts set forth in the recitals to this Resolution are true and correct.
2. The above findings and this resolution apply to all San Benito County Facilities Committee meetings.
3. As long as the State Emergency remains in effect or until directed otherwise by the

Committee, staff shall present to the Committee at every meeting an item necessary to continue the findings required by AB 361;

4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of thirty (30) days from adoption of the Resolution or such time the Committee adopts a subsequent Resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Facilities Committee may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953; and,

5. The County Administrative Officer and County Counsel are directed to take such other necessary or appropriate actions to implement the intent and purposes of this resolution.

PASSED AND ADOPTED by the San Benito County Facility Committee, County of San Benito, State of California on this 19th day of October 2022, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSTAINING: SUPERVISORS
ABSENT: SUPERVISORS

By _____
Bea Gonzales, Chair
San Benito County Facilities Committee

ATTEST:
Vanessa Delgado, Clerk of the Board

APPROVED AS TO LEGAL FORM:
Barbara J. Thompson, County Counsel

By: _____

By: _____
County Counsel

Date: _____

Date: _____

EXHIBIT "A"



SAN BENITO COUNTY

HEALTH & HUMAN SERVICES AGENCY

DAVID GHILARUCCI, MD, FACEP
INTERIM HEALTH OFFICER

TRACEY BELTON
AGENCY DIRECTOR

PUBLIC HEALTH SERVICES
Healthy People in Healthy Communities

September 30, 2021

CAO Ray Espinosa
San Benito County Administration

Re: Recommendation on Social Distancing and Hybrid Meetings

Given the considerable impact on our community from the COVID-19 virus and the Delta variant, I strongly recommend that all legislative bodies, including but not limited to the County, cities, and special districts, local commissions and committees, and subsidiary bodies, continue social distancing measures for public meetings, including offering, at the legislative body's discretion, a remote or hybrid format for public meetings. Social distancing and masking remain crucial strategies in our fight to prevent contagion. Conducting public meetings in a remote or hybrid manner allows for members of the community to participate from the comfort of their homes without having to risk contracting the virus by attending in-person meetings.

These measures serve to help contain the spread of the disease and protect the community. All events public gatherings, including public meetings, create environments where a virus can potentially spread among attendees and participants. However, when combined with social distancing and masking policies, and the continued effort to increase vaccination within San Benito County, a remote or hybrid format for meetings maximizes avenues for public access and input and minimizes the risk of contagion for not only the public, but for agency staff, presenters, and legislative body members as well.

If you have any questions regarding this recommendation, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "David Ghilarducci MD".

David Ghilarducci MD
Interim Health Officer

PUBLIC HEALTH SERVICES
351 Tres Pinos Road, Suite A-202
Hollister CA 95023
831-637-5367

ENVIRONMENTAL HEALTH
351 Tres Pinos Road, Suite C-1
Hollister CA 95023
831-636-4035

MEDICAL THERAPY UNIT
761 South Street
Hollister CA 95023
831-637-1989

08/23/21