

C-16



COUNTY OF HUMBOLDT

For the meeting of: May 10, 2016

Date: April 27, 2016

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director *TS*

**SUBJECT: SANITARY SEWER EASEMENT AND QUIT CLAIM OF EXISTING SEWER EASEMENT FROM ST. JOSEPH HOSPITAL OF EUREKA FOR THE NEW JUVENILE HALL FACILITY AND SUPPLEMENTAL BUDGET FOR FY 2015-16 (4/5 VOTE REQUIRED)**

RECOMMENDATION(S): That the Board of Supervisors:

1. Authorizes the Director of Public Works to execute a purchase agreement with St. Joseph Hospital of Eureka, an easement deed, and any associated escrow documents for the purchase of a new sewer line easement, and a quit claim deed for an existing sewer line across County property, after approval by Risk Management and County Counsel as appropriate.
2. Authorizes the Director of Public Works to execute an easement deed granting the sanitary sewer easement to the City of Eureka after the sanitary sewer has been constructed to the satisfaction of the City of Eureka.
3. Adopts the following supplemental budget of \$20,010 for Budget Unit 1100170 Capital Projects (4/5 vote required):

Revenue:	1100170-706210	Transfer from Criminal Justice	\$20,010.00
Expenditure:	1100170-2118	Professional & Special Service	\$7,500.00
Expenditure:	1100170-3133	Right of Way	\$12,510.00

4. Authorizes payment of acquisition, escrow costs and fees in the amount of \$18,660.00.

*TA* Prepared by Robert W. Bronkall, Deputy Director

CAO Approval *TLFR*

REVIEW: Auditor *MSM* County Counsel *Sm* Human Resources *RH* Other \_\_\_\_\_

TYPE OF ITEM:  
 Consent  
 Departmental  
 Public Hearing  
 Other \_\_\_\_\_

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT**  
 Upon motion of Supervisor *Fennell* Seconded by Supervisor *Bass*  
 Ayes *Sundberg, Fennell, Lovelace, Bohn, Bass*  
 Nays \_\_\_\_\_  
 Abstain \_\_\_\_\_  
 Absent \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *May 10, 2016*  
 By: *Kathy Hayes*  
 Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING: General Fund

DISCUSSION: In 2007, Senate Bill (SB) 81 (Chapter 175, Statutes of 2007) established the Youthful Offender Block Grant Program to enhance the capacity of the counties to provide appropriate rehabilitative and supervision services to youthful offenders. The County of Humboldt has received funding through SB 81 to replace the existing Juvenile Hall facility that was constructed in 1970 with a rated bed capacity of twenty-six (26). The new facility will provide a safer design for Juvenile Hall staff and detainees; there will be more program spaces for education, counseling and other service oriented programming for youth. The overall design of the facility will have a more inviting, home-like environment as required by Section 851 of the California Welfare and Institutions Code. The project scope has grown to include several off-site items which are discussed below.

Right of Way

St. Joseph Hospital of Eureka is the underlying fee owner of a small portion of Woolford Drive. A 400 square foot easement for a sanitary sewer main line is needed across a portion of Woolford Drive and a portion of private hospital property in order to construct a new sanitary sewer line. The cost of the sanitary sewer easement is \$310.

There is an existing sanitary sewer line on the County owned property (APN 013-101-010) on which the proposed Juvenile Hall facility is to be built. St. Joseph Hospital of Eureka holds an easement for this existing sanitary sewer line, which must be relocated into Woolford Drive in order for the building to be constructed. The County has requested that St. Joseph Hospital of Eureka quit claim this easement to the County once the new sanitary sewer line is constructed, tested and accepted. The value of the quit claim interest in the County property is \$3,280.

The County also requires a Temporary Construction Easement (TCE) to construct a new private sewer line on St. Joseph of Eureka property to replace the existing sanitary sewer line on County property. This same TCE area will be utilized to access the east side of the retaining wall being constructed along a portion of the east property line of the new Juvenile Hall site. A second TCE is required to compensate for periodic loss of use of four parking spaces adjacent to the aforementioned TCE. The total value of the TCEs is \$3,720.

Professional & Special Service

The County has agreed to pay consulting and review fees to LACO Associates for their services to St. Joseph Hospital of Eureka up to \$6,000. The County has agreed to pay for an independent appraisal should St. Joseph Hospital of Eureka elect to have the easement acquisition area independently appraised. The cost of the appraisal is estimated to be \$5,000. Title and escrow costs are estimated at \$350. Public Works staff labor cost is estimated at \$5,000. Total estimated cost for line item 1100170-2118 is \$16,350. There is currently an unobligated balance of \$8,850 in 2118, therefore, a supplemental request of \$7,500 is being made.

Timing

The state has issued a deadline to the County to finalize the right of way by May 18, 2016 in order for the funding to be approved later in May. However, staff is still actively involved with negotiating with St. Joseph Hospital of Eureka. It is not possible for staff to bring back the final negotiated agreement for approval by the Board of Supervisors before the May deadline. Accordingly, it is recommended that the Director of Public Works be given the authority to execute a purchase agreement with St. Joseph Hospital

of Eureka, and related documents, after review and approval by Risk Management and County Counsel as appropriate.

FINANCIAL IMPACT: Professional & Special Service expenses are anticipated at \$16,250 and there is an unobligated balance of \$8,850 in line 1100170-2118 in the current fiscal year's budget, leaving a funding requirement of \$7,500.

Right of Way expenses are anticipated at \$12,510 and there is no unobligated balance in 1100170-3133 for this phase. Public Works staff labor cost is estimated at \$5,200 for this Right of Way phase.

The fourth recommendation in the amount of \$18,660 are anticipated payments for:

- LACO, \$6,000
- independent appraisal, \$5,000
- title and escrow cost, \$350
- sanitary sewer easement, \$310
- value of quit claim interest, \$3,280
- temporary construction easement, \$3,720

The recommended actions conform to the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT: City of Eureka and Humboldt County Probation Department

ALTERNATIVES TO STAFF RECOMMENDATIONS: The Board may choose not to approve this item. This option is not recommended since it would result in not having the ability to construct the offsite improvements related to the new Juvenile Hall facility.