



COUNTY OF HUMBOLDT

For the meeting of: 6/25/2019

File #: 19-876

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Lease at 80 Country Club Drive, Willow Creek, for Sheriff's Department Trinity River Substation

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize a month-to-month holdover effective September 1, 2019, for 80 Country Club Drive, Willow Creek, with Roger and Nancy Brown;
2. Approve and ratify the holdover letter to permit the county to continue the current lease on a month-to-month basis; and
3. Direct the Clerk of the Board to return one (1) executed agenda item to Public Works-Real Property Division.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

The Sheriff's Department has operated the Trinity River Substation at 80 Country Club Drive, Willow Creek, since September 2016. The current lease, which took effect September 1, 2016, will end on August 31, 2019. The current lease does not provide for an option to extend the lease.

The program would like to stay in this location because of limited available Americans with Disabilities Act (ADA) accessible options in the Willow Creek vicinity.

Although this facility is not listed in the Consent Decree with the United States Department of Justice, the Consent Decree requires that all county facilities be surveyed to identify all accessibility issues. This facility has been surveyed by the Independent License Architect (ILA) and a report has been provided. Staff and lessors will meet to discuss the corrective actions for ADA barrier removal. Based on the ILA's report, it is unlikely that all the corrective actions will be completed before the end of the lease. In order to avoid amending a lease for a non-compliant facility, staff on behalf of the program requested approval from the lessors to continue tenancy after the term of the lease ends on a month-to-month basis under the same terms of the existing lease. A month-to-month tenancy at this time will

allow termination of the lease with minimal issues in the event that the lessors are unwilling to complete the accessibility corrective actions. The lessors approved of this request. Staff recommends that your Board approve and ratify the holdover agreement.

Upon completion of the accessibility corrective actions, the Sheriff's Department intends to negotiate an amendment to the lease to continue its tenancy at this location for a fixed term.

FINANCIAL IMPACT:

The monthly rental amount is \$840 or \$.70 per square foot. Rent for the Trinity River Substation is estimated to be \$10,080 for FY 2019-2020. The Sheriff's Measure Z has budgeted sufficient funds in 1100-297 to continue tenancy.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents and provide community-appropriate levels of service.

OTHER AGENCY INVOLVEMENT:

Public Works - Real Property Division

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize. This is not recommended, as the Sheriff's Department may have less presence in the Trinity River area of Humboldt County.

ATTACHMENTS:

1. Copy of Lease Dated August 9, 2016
2. Owner's Letter Authorizing Month-to-Month Holdover

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-27
Meeting of: August 9, 2016
File No.: N/A